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**ANNUAL
REPORT
OF THE
TAX COMMISSION
AND THE
TAX DEPARTMENT
OF THE CITY OF NEW YORK
JULY 1, 1949 TO JUNE 30, 1950**

**INCLUDES ASSESSED VALUATIONS FOR THE
FISCAL YEAR 1950-51**

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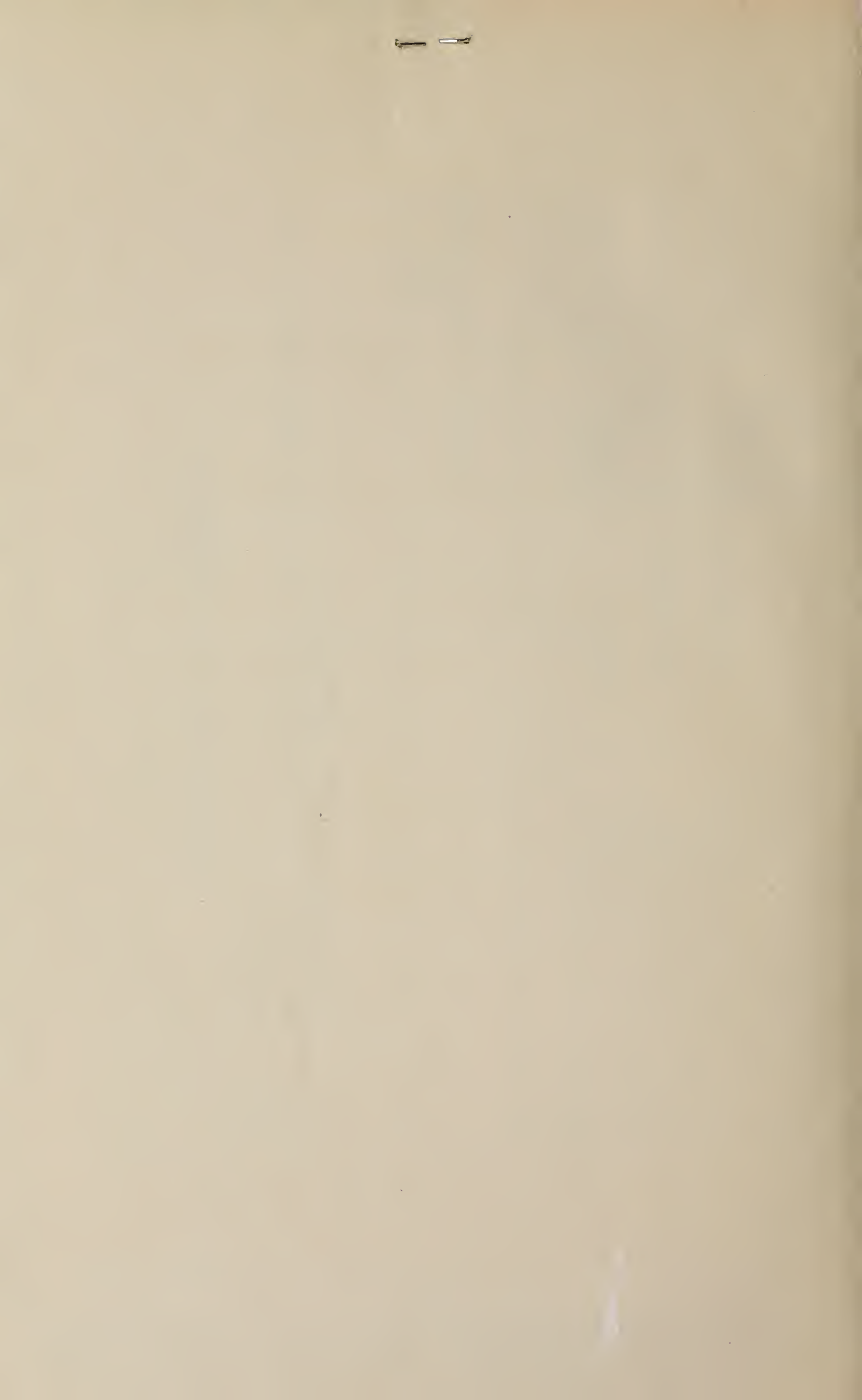
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	2	" Orton	OL	3/23/51
	3	" Bloustein	BB	3/26/51
	4	" Livingston	LV	
	5	P. J. Malter	PJM	3/27/51
		A. Klein	(K)	3/27/51
		W. J. Shea		
		N. Williams		
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**ANNUAL
REPORT**
OF THE
TAX COMMISSION
AND THE
TAX DEPARTMENT
TO
THE MAYOR OF THE CITY OF NEW YORK
JULY 1, 1949 TO JUNE 30, 1950



This Report also Includes Assessed Valuations
For the Fiscal Year 1950-51

**TAX COMMISSION AND
TAX DEPARTMENT**

WILLIAM E. BOYLAND, *President*

JOHN V. DOWNEY
JOSEPH A. KENNEDY
BARNETT J. NOVA

EDWIN F. REILLY
HERBERT M. ROSENBERG
J. WALTER THOMPSON

Commissioners

ETHEL WALSH

Secretary



HONORABLE VINCENT R. IMPELLITTERI

Mayor of the City of New York



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HONORABLE WILLIAM E. BOYLAND

President of the Tax Commission and the Tax Department
of the City of New York



TAX COMMISSION OF THE CITY OF NEW YORK

Sitting :—Herbert M. Rosenberg, William E. Boyland, President, Ethel Walsh, Sec'y, John V. Downey.
Standing :—J. Walter Thompson, Joseph A. Kennedy, Barnett J. Nova, Edwin F. Reilly.

November 9, 1950

Honorable Vincent R. Impellitteri
Mayor
The City of New York
City Hall
New York 7, N. Y.

My dear Mr. Mayor:

We respectfully submit to you the Annual Report of the Tax Commission and the Tax Department, for the period July 1, 1949, to June 30, 1950. Included are the statistics for the fiscal assessing year of 1950-51.

We wish to point out that the work of the Tax Commission and the Tax Department as outlined in this report would not have been possible without the wholehearted support and cooperation of all the employees, to whose industry and diligence this report is a tribute.

Sincerely,

WILLIAM E. BOYLAND, *President*

JOHN V. DOWNEY

JOSEPH A. KENNEDY

BARNETT J. NOVA

EDWIN F. REILLY

HERBERT M. ROSENBERG

J. WALTER THOMPSON

Commissioners.

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WORK OF THE TAX COMMISSION AND BUREAUS OF THE TAX DEPARTMENT

President of the Tax Commission and Tax Department

The head of the Tax Department is the President of the Tax Commission. He is directly under the supervision of His Honor, The Mayor.

The Tax Commission is composed of the President and six (6) Commissioners, at least one from each borough, appointed by the Mayor.

The President of the Tax Commission has charge of directing the assessing for taxation of all real property and the preparation of the assessment rolls.

He is also charged with the duty of administering the Tax Department and assigning other powers and duties to the Commissioners than those especially provided for in the Charter and the Administrative Code.

On February 1st, the President prepares for submission to the Mayor a report indicating the tentative assessed valuation for the fiscal year involved. On May 25th, a final report is submitted to the Mayor on the final assessed valuations, including valuations of Special Franchises which are fixed by the State Tax Commission.

The President maintains contact with the public on all matters pertaining to assessments of real property in New York City.

He is an ex-officio member of the Board of Revision of Assessments and acts on various committees by designation of the Mayor.

The President of the Tax Department, under the Charter, gives instructions to the assessors on August 1st of each taxable year. The assessors commence the work of assessing on August 1st, and the assessment is concluded on January 25th, the taxable status date.

Tax Commission

Under the Charter, the Tax Commission is charged with the duty of reviewing and correcting all assessments of real property for taxation.

The Administrative Code provides further that the Commission is charged generally with the duty and responsibility of assessing all real property subject to taxation within the City. Any Commissioner also exercises such other powers and duties as the President from time to time assigns to him.

The President and the Commissioners during the hearing period in 1950 reviewed 29,017 applications for correction of tentative assessed values, affecting 31,450 parcels of real estate. This represents 3.75% of the total number of parcels for the entire City.

They held 25,411 hearings and acted on 3,340 cases in which hearings were not requested.

The President and the Commissioners also held 266 hearings on applications for correction of tentative assessed values of real estate of

utility corporations, and acted on 44 cases in which hearings were not requested.

As members representing the Tax Department on the Tri-Departmental Certiorari Settlement Board, the President and the Commissioners considered 4,848 Tri-Departmental settlements and 3,681 Notes of Issue, and agreed to total reductions of previous years' assessed valuations amounting to \$260,238,650. The years date back as far as 1928.

The President and the Commissioners examined 6,494 applications for exemption from taxation. Exemptions were allowed in the amount of \$34,164,550.

Tax Department

The City of New York is divided into 139 tax districts and to each of these districts the President assigns an assessor who is schooled in the knowledge of appraising. Each district assessor has an assistant — either a junior assessor or clerk. There is an Assessor-in-Charge, aided by a Technical Assistant, in each borough who supervise the work of the borough office. The Borough of Richmond has no Technical Assistant.

There are 838,025 individual parcels of real estate, including 35,980 exempt parcels. The 1950-51 taxable assessed valuation of ordinary real estate and real estate of utility corporations is \$17,647,388,015. Special Franchises, which are fixed by the State Tax Commission and upon which public utilities pay a tax to The City of New York, are assessed at \$748,750,360. Exempt properties total \$6,330,404,226. This makes a grand total of \$24,726,542,601 for 1950-51.

From February 1st to March 15th, the record books containing the assessed valuations are open to the public for inspection. The property owner, after examining his assessment, may file an application for correction during the period February 1st to March 15th. In 1941-42 there were 59,127 applications filed and in 1950-51 applications filed alleging over-valuation totaled 29,017. There were 6,494 applications for exemption in 1950-51. The Tax Commission grants hearings on these applications during the period February 1st to May 25th, at which time the final assessed valuations are fixed according to the Charter.

The Tax Department is charged with the extension of the tax, which is placed on the assessment rolls and delivered to the City Treasurer. The tax rate is fixed by the City Council on or before June 25th of each year.

The Tax Department's main office is in the Borough of Manhattan, with branch offices in the boroughs of The Bronx, Brooklyn, Queens and Richmond.

The Tax Department is composed of the following bureaus:

1. Chief Assessor's Office — supervises assessing in all boroughs and directs all clerical and administrative procedures.
2. Real Estate Bureau — assesses ordinary real estate.

3. Real Estate of Utility Corporations and Special Franchises — assesses property of public utility corporations.
4. Surveying Bureau — prepares and maintains maps.
5. Research Bureau — conducts statistical surveys and research in assessment techniques.
6. Certiorari Bureau — accepts service of writs of certiorari.
7. Chief Clerk's Office — maintains personnel and payroll records.

Chief Assessor's Office

This office supervises assessing of all property in the five boroughs.

It also coordinates the operation of the five borough offices and all bureaus of the Tax Department.

The Chief Assessor's Office directs all clerical and administrative procedures, compiles city-wide clerical records, and maintains collaboration with other City departments and agencies, and with the State Tax Commission.

This office also prepares applications for exemption for the Tax Commission hearings.

Real Estate Bureau

The assessment of ordinary real estate and exempt property is made by the Real Estate Bureau. This includes all real property except the improvements of utility corporations. This entails a detailed study of the City's 838,025 parcels distributed geographically by assessing districts.

During this past year, the assessors increased the value of 36,990 existing properties by \$175,014,839 and decreased 11,857 properties by \$61,030,393.

One thousand sixty-one exempt properties valued at \$17,972,475 were restored to the tax rolls due to change of use wherein the properties became taxable.

8,592 alterations had to be inspected and evaluated. This brought increases in the amount of \$28,995,325.

7,964 new buildings added \$296,236,492 to the tax rolls, while 2,407 new buildings which were in progress the previous year added \$98,170,526. Decreases for demolition and loss to street involved 1,386 properties with assessed valuations of \$9,659,105.

During the application period, the assessors reported on 35,245 applications, of which 28,751 were for correction and 6,494 for exemption.

In addition, reports had to be submitted on properties affected by 8,529 writ settlements and Notes of Issue made by the Tri-Departmental Settlement Board.

In addition to the assessment work, tentative and final valuations are entered in the field books, in the annual record books, on the property cards,

on the assessment rolls, and in copies of the annual record published by the City Record.

By a City Council resolution, the Real Estate Bureau also computes the taxes due on each property for the Department of Finance.

The assessor's time is also given to taxpayers who visit the offices to discuss their problems. The courteous treatment accorded all taxpayers by members of the Department has been insisted upon in the administration of the Department.

Bureau of Real Estate of Utility Corporations and Special Franchises

Each year the assessors of this Bureau, nine of whom are licensed professional engineers, and the land assessor reassess all the operating property of utility corporations within the City.

The principal classes of such taxable property are: Railroads, gas manufacturing plants, electric and steam generating plants and electric substations, telephone exchanges, associated service buildings and office buildings, transmission and distribution property, such as mains, tunnels, pipes, conduits, poles, wires, etc., and miscellaneous special property in streets and on City land.

This Bureau also assesses all exempt public improvements of a utility nature owned by the City, State and Federal Governments located in streets, public places and public waters.

Special Franchises are valued by the State Tax Commission. This Bureau coordinates its work of assessing public utility properties with that of the State Tax Commission on Special Franchises. Identification numbers are assigned by this Bureau to Special Franchises and descriptions of Special Franchise property and valuations therefor are incorporated by this Bureau in its "Annual Record of the Assessed Valuation of real Estate Indicated By Identification Numbers and Special Franchises".

Of the 6,840 parcels of utility and railroad property, the value of 990 parcels was increased for all causes by \$89,305,255; and the value of 597 parcels was decreased for all causes by \$27,603,005.

Taxable property assessed by this Bureau was valued at \$1,652,856,440.

In addition, Special Franchises were valued by the State Tax Commission at \$748,750,360. This latter amount is also part of the taxable real estate total for the City of New York.

This Bureau is also responsible for the assessment of exempt property valued at \$1,906,124,070.

Surveying Bureau

The Surveying Bureau prepares and corrects land maps, tax maps and land value maps of the Tax Department. Duplicate copies of these maps, used by assessors, are filed in the offices of the Collectors of the Department

of Finance and in the Water Register of the Department of Water Supply, Gas & Electricity. These duplicate maps are kept up to date with map alterations just as are the original maps.

The following is a summary of the activities of the Surveying Bureau:

Alterations were made affecting 16,901 lots and 673 volumes of tax maps. Alterations were also made affecting 366 parcels in the maps on file in the Bureau of Utility Corporations and Special Franchises. Land acquired for streets, parks, playgrounds, school sites, housing and waterfront improvements, etc., in 400 separate proceedings, were shown on tax maps. 120 certified copies of changes in the City Plan were indicated on the tax maps. Ten volumes of Section 3 of Brooklyn, six volumes of Section 58 and three volumes of Section 59 of Queens are now in progress.

Eighty-eight parcels of land were revised on property cards for use by the Bureau of Real Estate of Utility Corporations. One tax survey was prepared and certified to the Law Department, and 192 certificates of appointment were suitably engrossed for the Office of the Mayor.

Pursuant to Chapter 7, Section 151-4.0 of the Administrative Code, the land maps of the counties of New York and The Bronx, filed in the offices of the City Register and County Clerk of the two counties, and in the Finance and Tax Departments, were corrected to show all changes in the City Plan that had taken place during the year 1949. Lists of the alterations and corrections of the blocks and block boundaries, properly certified, were filed with the City Register and the County Clerk of the counties of New York and The Bronx.

184 maps were prepared showing the tentative unit land value of The City of New York for the fiscal year July 1, 1950, to June 30, 1951.

Amendments 1623 to 1697 inclusive, to the height, use and area district maps adopted by the Board of Estimate were added to the eight copies of these maps on file in the five Real Estate Bureaus in the Department. New tracings have been made of seven sheets of the New York County Land Map, of eleven sheets of Bronx County Land Map, and of 36 sheets of the Land Value Map.

A survey has been made of all furniture and its replacement in the new layout of the ninth floor Tax Department, and all necessary plans have been completed.

Due to foreclosure "IN REM", the Borough of Richmond, consisting of Wards 1 to 5 inclusive, has been converted to Sections 1 to 32 inclusive, requiring the making of 32 new maps to be used for 1950-51 Books of Annual Record of Assessed Valuations of Real Estate.

This Bureau also revised two maps of Manhattan, six maps of The Bronx, and thirteen maps of Queens for the same purpose.

This Bureau furnished the Law Department with duplicate maps of Sections 1 and 2, Manhattan; Section 9, The Bronx; Section 18, Brooklyn; and Sections 1 and 2, Queens, to be used for drawing technical descriptions in tax lien foreclosures "IN REM".

Forty volumes of new tax maps were bound; 268 volumes of tax maps

were repaired and rebound; 230 miscellaneous books and records were rebound, and 734 departmental estimates were bound for the Director of the Budget. Seven hundred books were rebound for other City departments.

886 pages of new tax maps were photostated and mounted. Photoprints of maps, letters and other official documents were furnished to the various bureaus of the Tax Department; and 22,697 prints were furnished to other City departments by the Photostat Division.

Research Bureau

The Research Bureau is a service bureau for the assessors and for technical research to assist the Commission in its work of equalization of assessed valuations.

This Bureau also handles the printing, by tabulating machines, of the 700 volumes of the "Annual Record of Assessed Valuations" and approximately 140 volumes of the assessors' Field Books each year. Approximately 170,000 changes were made this year in order to keep these records up to date.

The Sales Analysis Division of the Bureau processed and analyzed approximately 95,000 sales, leases and mortgages recorded in the five boroughs of New York City.

As a result of analysis, approximately 38,000 sales were found to be of sufficient significance to be recorded and processed into charts and statistics for the use of the Commissioners, the Assessors-in-Charge and the individual assessors.

The Photographic Division has been functioning in all boroughs but more especially in Queens. Approximately 22,000 buildings were photographed and processed onto cards during the past year.

Certiorari Bureau

The Certiorari Bureau receives and records petitions for review of the action taken by the Tax Commission on applications for correction served by taxpayers on the Department. These petitions are entered and indexed with certain pertinent information necessary for the Commission and the Corporation Counsel.

This Bureau also prepares documents incidental to the hearings before the Tri-Departmental Settlement Board when these petitions are submitted to that Board for possible settlement.

It supervises the return of these petitions as they effect execution by the Commission, and cooperates in other respects with the Law Department and the Comptroller's office in expediting settlements after they have been effected and approved by the Tax Commission.

This Bureau maintains records of writs of certiorari and petitions, and statistics on the Tri-Departmental Settlement Board actions. During the calendar year of 1949, 8,529 writ cases were settled. 3,681 of these cases were on the calendar for trial. These cases affected 4,806 parcels with an

aggregate assessed value of \$3,317,230,825. Reductions were granted in the amount of \$260,238,650 for a percentage of reduction of 7.8%. The years involved are as far back as 1928.

In this Bureau there is an Assessor-in-Charge who prepares reports for hearings scheduled for the Tax Commission on both Tri-Departmental Settlement Board and Notes of Issue hearings.

Notes of Issue are certiorari proceedings pending in the Supreme Court and on the "ready calendar", on which a hearing is held prior to trial.

The Tri-Departmental and Notes of Issue hearings have been most successful in settling writs of certiorari filed by attorneys alleging over-valuation; and while many certiorari proceedings are still pending, the Tax Department has been very successful in settling many of them. In 1949 there were 11,798 writs of certiorari filed.

Chief Clerk's Office

This office maintains all personnel records of the Tax Department. This involves the service record of every employee from the time of his appointment to the cessation of service.

All personnel changes are prepared for the Comptroller's Office and reflected on the semi-monthly payroll which is prepared in this Bureau. This involves the keeping of permanent records for each employee on data for the New York City Employees' Retirement System. It is also necessary to keep all pertinent data on income tax, dependency status, and Health Insurance Plan changes — all of which must be duly reflected in payroll records.

The budget of the Tax Department for the fiscal year is prepared, under the direction of the President of the Department, in the Chief Clerk's Office. The requests from all borough offices and bureaus are collated and processed.

Requests for certification of civil service lists for appointment to various titles, and the canvass of eligibles from these lists, are made from this office.

The Bureau also handles the recording and accounting of all materials and supplies for the Department, the examination and preparation for payment of all contractual services and expenses, the preparation of semi-monthly time sheets and leave-of-absence forms, the preparation of letters to the Budget Director for permission to fill vacant positions and to modify budget lines, and the handling of monies received for certified copies of real estate records.

Assessment and Review in New York City

The assessor's sole duty is to place assessed valuations which represent, in his opinion, what the property would sell for under ordinary circumstances, as provided by law.

Each assessor, assisted by a junior assessor or clerk, is assigned to a district and provided with a map and a field book. There is also provided a property card for each parcel of property, which gives the history of the various transactions with regard to the property for over twenty years, such as sales, mortgages, leases and other pertinent data.

The assessor must visit each property during the field season and note any changes which may have occurred since his previous visit when the last assessment was made.

The Assessor-in-Charge of the borough and the Technical Assistants are available to him at all times for advice on any problem about which he may have difficulty. His work must be completed by January 25th, which is the taxable status date.

The Annual Record of Assessed Valuations, which contains the valuations as fixed by the assessor, is open to the public on February 1st. These valuations are known as tentative, since they do not become final until after the hearings have been concluded on May 25th.

Property owners may protest the assessed valuations as fixed, between February 1st and March 15th of each year. Hearings are granted when requested by the owner or his representative. The Tax Commission reviews the application and passes judgment on the appeal of the taxpayer. If the taxpayer is still aggrieved, he may follow the procedure outlined under "Tri-Departmental Settlement Board".

The present review procedure is provided for under the Charter adopted by the people of New York in November, 1936.

Tri-Departmental Settlement Board

To afford taxpayers an opportunity to express their grievances, the law permits them to file applications for the correction of their assessments. These are examined by the Tax Commission, which may grant relief in the cases where the facts justify the complaints.

Should a taxpayer be displeased with the decision handed down by the Tax Commission, the law grants him still further recourse. It permits him to obtain a review through the institution of a proceeding in the New York State Supreme Court.

Furthermore, the taxpayer is given an opportunity to negotiate a settlement of his claim before it is tried in court, upon application by him to the Tri-Departmental Certiorari Settlement Board, composed of representatives of the Corporation Counsel's Office, the Comptroller's Office and the Tax Department.

He is granted a hearing at which he is permitted to present his facts and contentions. If the circumstances warrant it, a settlement may be made. The consent of all three departments is necessary to effectuate a settlement.

In the event no settlement is reached or no hearing is requested, the Tri-Departmental Board makes a further effort to settle the claim by inviting the taxpayer to attend a hearing which is scheduled after the case has

been noticed for trial but before it has been heard by the Court. This is known as a Note of Issue hearing.

Should that effort be fruitless, the taxpayer can try his case in the Supreme Court. If he is dissatisfied with the Court's adjudication, he can appeal to the Appellate Division and, in some instances, to the Court of Appeals.

Conditions and Trends of Taxable Real Estate

The tremendous postwar expansion is still having an effect on the trend of assessed values throughout the City of New York.

For the taxable year 1950-51 7,995 new buildings and structures added \$305,117,842 to the assessment rolls and 8,905 alterations accounted for additional value in the amount of \$100,730,335.

The continued postwar building activity is exemplified by the Borough of Queens. In the past year 5,183 new buildings were erected and 3,493 buildings were altered, adding \$120,256,328 to the Queens assessment rolls. This amount represents an increase of 6.9% in improvement values in one year. The same condition holds true, but to a lesser extent, in the four other boroughs.

Exempt Property

Exempt property constitutes 25.6% of all real property in the City. The total value of exempt property is \$6,330,404,226.

Of all exempt property, 68.5% is property of The City of New York; 5.4% is property owned by the Federal Government; and 2.8% is property owned by New York State.

Housing exemption accounts for 7.5%. Exemption of all privately owned property accounts for 15.8% of the total amount of exempt property.

Of all real estate exempt from taxation under the State Law, churches and other religious property account for 5.8%; private hospitals and asylums 3.6%; private schools and libraries 2.3%; property of benefit organizations 2%; cemeteries 1.3%, and all other exemptions .8%.

The Tax Department has carefully investigated all exempt property and where there is any question of the legality of the exemption, the property is restored to the tax rolls. While the ownership of exempt property is investigated by the assessors and the Searching Division of the Research Bureau, the Tax Commission alone may grant exemption of property.

Tax exemption may be granted to veterans . . . "when property is purchased with the proceeds of a pension, bonus or insurance granted by the United States or by the State of New York for military or naval service, and owned by the pensioner or by his wife, widow, dependent mother or father or minor children. But no such exemption on account of pension or insurance monies shall be allowed in excess of \$5,000". (Note — \$5,000 means assessed valuation, not amount of taxes.)

Applications for exemption are filed on behalf of The City of New York, the State of New York, the United States Government, and domestic corporations, upon which the Tax Commission schedules hearings. The final determination of the Tax Commission is noted in the Annual Record on May 25th.

Domestic corporations are entitled to exemption if the property is exclusively used for the purposes as described in Section 4 of the State Tax Law.

Properties owned by the United States Government are exempt from taxation under Section 4, Subdivision 1, of the State Tax Law. Those owned by the State of New York are exempt from taxation under Section 4, Subdivision 2, regardless of its use. Properties owned by The City of New York are also exempt from taxation under Section 4, Subdivision 3, when held for a public purpose. Housing exemptions, such as State subsidy housing, City housing which is unsubsidized, and Federal housing, are exempt under Section 52 of the Public Housing Law. Limited dividend housing properties are exempt under Section 190 of the Public Housing Law, the Administrative Code and resolution of the Board of Estimate. Miscellaneous exemptions, such as churches, synagogues, monasteries, asylums, hospitals, religious schools, colleges, cemeteries, libraries, parsonages, clergy, State housing and pensioners, are also entitled to exemption under Section 4, Subdivisions 5, 6, 8, 9 and 10 of the State Tax Law.

There are 23,539 pensioners of all wars with pension exemptions of \$32,915,015.

Churches, synagogues, monasteries, convents, etc., total 4,332 with exemptions of \$364,594,935.

Religious, social, moral and mental institutions total 1,169 parcels with exemptions of \$129,557,650.

There are 211 cemeteries with an exemption of \$79,631,416; 354 clergymen with exemptions of \$521,300; and 1,085 parsonages, exempt valuation \$3,226,000.

The City of New York owns 4,377 parcels which are exempt in the amount of \$4,337,929,485. The State of New York totals 281 parcels exempt in the amount of \$177,781,235. The United States Government is granted exemption of 163 parcels valued at \$339,615,900. There are 236 parcels representing 69 housing projects with an exempt valuation of \$474,501,940. There are 31,849 miscellaneous exemptions amounting to \$1,000,575,666.

The total exemption for the taxable year 1950-51 amounts to \$6,330,404,226.

ACKNOWLEDGMENT

The staff of assessors, junior assessors and clerks performed a great quantity of important work during the past year, for which wholehearted cooperation we are exceedingly grateful. These activities were performed under the direction of the supervisory staff, consisting of:

ANDREW J. CAPLIS	Chief Assessor
JAMES J. DORMAN	Assessor-in-Charge, Manhattan
HAROLD V. PETERSON	Technical Assistant
JOSEPH E. BOYLSTON	Assessor-in-Charge, The Bronx
JOSEPH M. FOLEY	Technical Assistant
JOSEPH WALDMAN	Assessor-in-Charge, Brooklyn
CHARLES G. MURPHY	Technical Assistant
ANDREW MASSET	Technical Assistant
EDWARD L. MERKLE	Assessor-in-Charge, Queens
CHARLES J. BARBUTI	Technical Assistant
WILLIAM V. CASSIDY	Technical Assistant
ROBERT C. MEYER	Assessor-in-Charge, Richmond
CYRIL J. CORWIN	Assessor-in-Charge, Real Estate of Utility Corporations and Special Franchises
HERBERT C. HOBBS, JR.	Assessor-in-Charge Research Bureau Military Service
JOSEPH A. COYLE	Acting Assessor-in-Charge Research Bureau
PATRICK J. DENNEHY	Technical Assistant to the Chief Assessor and Acting Assessor- in-Charge, Certiorari Bureau
AUGUST LEUCHT	Acting Surveyor
SEYMOUR WEISS	Chief Clerk

REDUCTIONS AND INCREASES IN ASSESSED VALUES OF ORDINARY REAL ESTATE (1950-51)

Reductions for Equalization

Decrease for Equalization	
(Assessors)	\$ 61,030,393
Reductions on Application	
(Commissioners)	75,312,325
Total	<u>\$136,342,718</u>

Other Reductions

Demolition (Assessors)	\$ 7,318,600
Loss to Street (Assessors)	2,340,505
Demolition (Commissioners)	117,200
Loss to Street (Commissioners)	120,000
Total	<u>\$ 9,896,305</u>
Exemptions (On Jan. 26, 1950)	\$245,755,320
Exemptions (Commissioners)	34,164,250
Transfer to R.E.U.C.	<u>2,329,675</u>
Total	<u>282,249,245</u>

Total Other Reductions 292,145,550

REDUCTIONS IN TOTALS \$428,488,268

Increases for New Buildings and Improvements

New Buildings (Assessors)	\$312,493,942
Incomplete New Buildings (Commissioners)	16,257,450
Net New Buildings in Progress	296,236,492
Alterations (Assessors)	28,995,325
New Buildings in Progress previous year (Assessors)	<u>98,170,562</u>

Total for New Buildings and Improvements 423,402,379

Increases for Equalization (Assessors) 175,014,839

Other Increases

Transfer from R.E.U.C.	
(Commissioners) .....	.....
(Assessors)	2,590,050
Increase by Notice (Commissioners)	451,975
Exemptions Restored (Assessors)	<u>17,972,475</u>
Total Other Increases	21,014,500

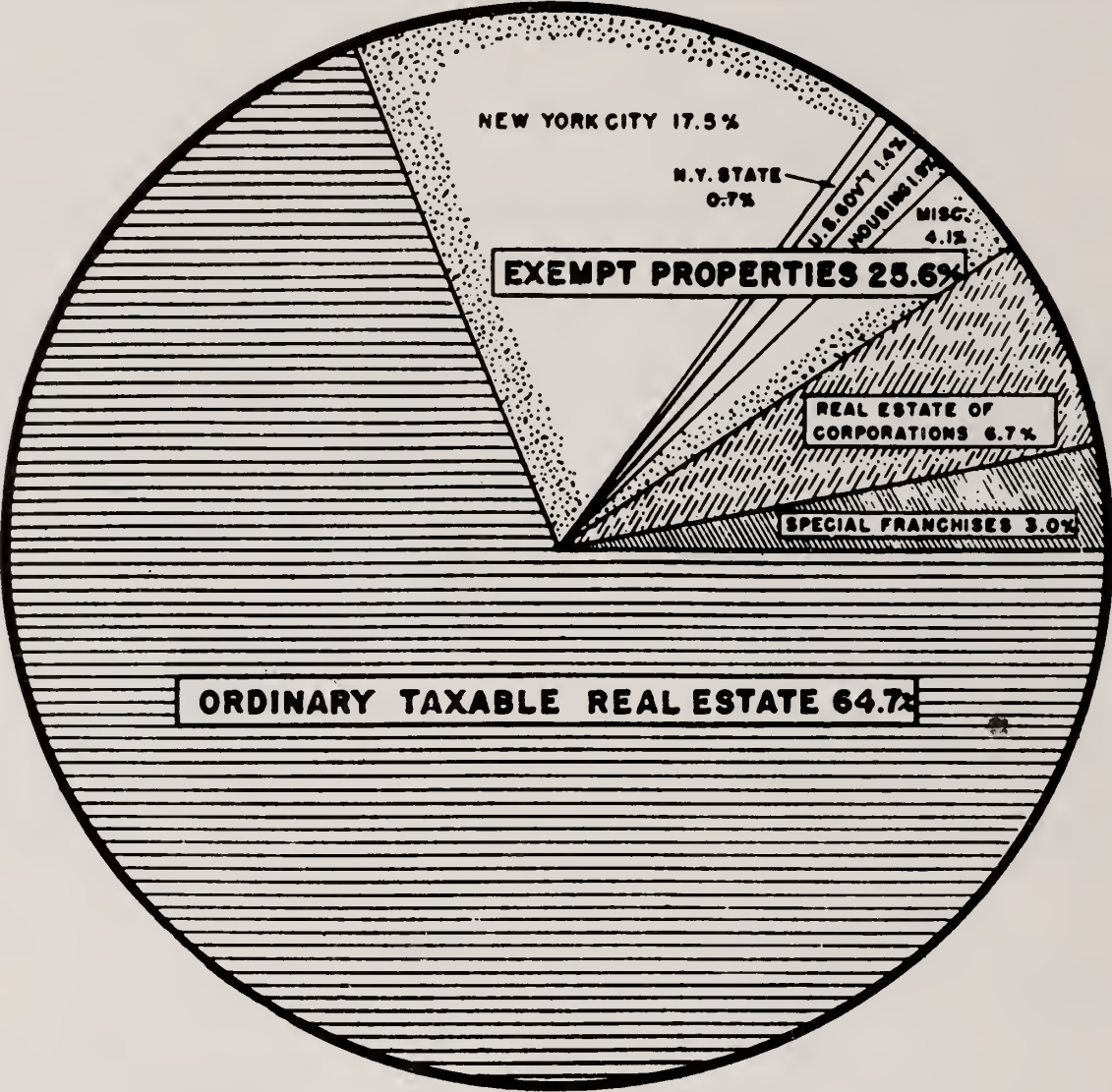
INCREASES IN TOTALS \$619,431,718

Net Increase 190,943,450

Assessed Value 1949-1950	
(Ordinary R.E.)	15,803,588,125
Assessed Value 1950-1951	
(Ordinary R.E.)	<u>15,994,531,575</u>

INCREASE \$190,943,450

PROPORTION OF ORDINARY REAL ESTATE, REAL ESTATE OF CORPORATIONS, SPECIAL FRANCHISES AND EXEMPT PROPERTIES IN NEW YORK CITY (1950-51)



Ordinary Taxable Real Estate	\$15,994,531,575	64.7%
Real Estate of Utility Corporations	1,652,856,440	6.7
Special Franchises (fixed by State Tax Comm.)	748,750,360	3.0
Total Taxable Property	\$18,396,138,375	74.4%
Exempt Properties:		
Miscellaneous		
Religious	\$ 364,594,935	1.5%
Hospitals & Asylums	227,045,850	.9
Schools & Libraries	143,776,500	.6
Benevolent Organizations	129,557,650	.5
Cemeteries	79,631,416	.3
State Housing	3,636,000	....
Pensioners, Clergy,		
Parsonages, etc.	36,668,315	.2
Foreign Government Properties	765,000	....
United Nations	14,900,000	.1
Total Miscellaneous	\$1,000,575,666	4.1%
New York City	4,337,929,485	17.5
New York State	177,781,235	.7
U. S. Government	339,615,900	1.4
Housing	474,501,940	1.9
Total Exempt Property	6,330,404,226	25.6%
Total Value of all Real Property	\$24,726,542,601	100.0%

CHANGES IN ASSESSED VALUATION OF TAXABLE ORDINARY REAL ESTATE, 1932 TO 1950-51

	Assessed Value Previous Year	Field Increase New Buildings and Improvements	Field Increase for Equalization and Restorations	Increase by Notice	Total Increases	Reduction by Assessors for Equalization etc. (1)	Reductions by Commissioners on Applications	Reductions for New Exemptions, Parsonage, Clergy, etc.	Net Reductions by Transfer to R.E. of Utility Corporations	Total Reductions	Net Reductions	Final Assessed Values
1932.....	\$17,761,512,367	\$433,527,960	\$905,833,820†	\$ 1,331,366	\$1,340,693,146	\$ 224,195,326	\$304,881,395	\$ 48,415,375	.....	\$ 577,492,096	\$ 763,201,050*	\$18,524,713,417
1933.....	18,524,713,417	134,068,544	33,162,940	652,350	167,883,834	886,634,442	424,870,385	31,519,080	.....	1,343,023,907	1,175,140,073	17,349,573,344
1934.....	17,349,573,344	71,317,930	19,686,460	283,500	91,287,890	1,133,294,038	223,631,115	21,551,763	.....	1,378,476,916	1,287,189,026	16,062,384,318
1935.....	16,062,384,318	36,990,885	84,914,565‡	44,544,210‡	166,449,660	572,906,822	81,612,055	8,593,370	.....	663,112,247	496,662,587	15,565,721,731
1936.....	15,565,721,731	74,570,345	60,813,080	380,450	135,763,875	145,004,635	65,514,975	88,743,915	\$533,593,175	832,856,700	697,092,825	14,868,628,906
1937.....	14,868,628,906	89,750,900	61,202,860	1,156,700	152,110,460	225,012,200	74,179,289	56,031,420	86,236,650	441,459,559	289,349,099	14,579,279,807
1938.....	14,579,279,807	144,281,560	115,787,565	17,262,100	277,331,225	154,386,020	48,854,755	68,371,130	44,188,850	315,800,755	38,469,530	14,540,810,277
First Half												
1939.....	14,540,810,277	120,032,510	21,769,409	.....	141,801,919	15,476,960	4,965,480	43,064,310	1,712,900*	61,793,850	80,008,069*	14,620,818,346
1939-40	14,620,818,346	43,029,395	62,861,585	241,875	106,132,855	80,691,860	66,427,764	30,967,050	9,731,525*	168,355,149	62,222,294	14,558,596,052
1940-41	14,558,596,052	178,361,740	76,192,288	450,225	255,004,253	215,014,012	114,502,535	70,847,795	3,925,400*	396,438,942	141,434,689	14,417,161,363
1941-42	14,417,161,363	196,652,270	43,061,155	343,125	240,056,550	278,147,975	86,089,859	79,202,965	10,250,900*	433,189,899	193,133,349	14,224,028,014
1942-43	14,224,028,014	145,288,230	44,773,735	411,500	190,473,465	219,848,460	59,136,775	41,855,625	73,800	320,914,660	130,441,195	14,093,586,819
1943-44	14,093,586,819	79,251,190	62,487,406	80,250	141,818,846	151,889,880	61,172,650	96,264,140	1,416,360*	307,910,310	166,091,464	13,927,495,355
1944-45	13,927,495,355	9,873,725	52,573,801	11,041,725	73,489,251	181,632,911	48,761,095	23,867,370	20,423,300*	233,838,076	160,348,825	13,767,146,530
1945-46	13,767,146,530	11,770,725	169,392,920	1,241,575	182,405,220	72,868,000	16,895,610	41,305,795	99,350*	130,970,055	51,435,165*	13,818,581,695
1946-47	13,818,581,695	27,250,810	122,634,525	303,250	150,188,585	68,791,735	30,581,500	43,012,100	3,681,100*	138,704,235	11,484,350*	13,830,066,045
1947-48	13,830,066,045	171,939,466	930,110,305	4,421,100	1,106,470,871	35,420,420	89,577,750	31,918,135	63,106,440*	93,009,865	1,012,661,006*	14,842,727,051
1948-49	14,842,727,051	236,963,539	462,368,409	913,575	700,245,523	32,937,175	61,707,275	45,156,808	2,251,000*	137,550,258	562,695,265*	15,405,422,116
1949-50	15,405,422,116	348,856,754	345,621,670	859,575	695,337,999	43,478,300	85,206,725	171,872,060	3,385,095*	297,171,990	398,166,009*	15,803,588,125
1950-51	15,803,588,125	439,659,829	192,987,314	451,975	633,099,118	70,689,498	91,806,975	279,919,570	260,375*	442,155,668	190,943,450*	15,994,531,575

* Increase

† Includes new building exemptions restored to the tax rolls.

‡ Restoration to tax rolls of exempt properties.

(1) Includes demolitions and loss to street, estimated at \$207,949,376 for the 19½ years covered above.

CALENDAR OF THE TAX DEPARTMENT

Assessment Period	July 1 to June 30
Field Period for Assessors	August 1 to January 25
Taxable Status Date	January 25
Tentative Assessed Valuations open for Public Inspection	February 1 to March 15
Protest Period	February 1 to March 15
Hearing Period	February 1 to May 25
Final Assessed Valuations open for Inspection.....	May 25
Assessment Rolls delivered to Council	June 20
Tax Rate Fixed by the Council	June 25
Assessment Rolls Delivered to Treasurer	June 30
Last Day to Bring Certiorari Proceedings	October 24

ORGANIZATION
OF THE
TAX DEPARTMENT
AS OF
JUNE 1, 1950

JUNE 1, 1950

DISTRIB

TAX DEPARTMENT

TAX DEPARTMENT PERSONNEL - 426

WILL
PRESIDENT O
AND

DIRECTS ASS
ADMINISTERS
ASSIGNS OUT
AND CORRECT

1 SECRETARY TO PRESIDENT
1 ASS'T TO PRESIDENT
2 STENOGRAPHERS

SURVEYING BUREAU
SURVEYOR IN CHARGE AUGUST LEUCHT

PREPARES AND MAINTAINS MAPS (TAX, COUNTY, LAND VALUE, AND ZONING MAPS). RECORDS ALL APPORTIONMENTS, MERGERS, STREET CHANGES ETC. OPERATES PHOTO-STAT AND BOOKBINDER PLANTS. ALSO MAINTAINS DUPLICATE MAPS FOR WATER DEPARTMENT AND CITY TREASURER.

1 SURVEYOR
4 ASS'T SURVEYORS
11 ASS'T CIVIL ENGINEERS
7 CIVIL ENG. DRAFTSMEN
1 MAP LETTERER
4 BOOK BINDERS
2 PHOTOSTAT OPERATORS
30 EMPLOYEES

**BUREAU OF REAL ESTATE
OF UTILITY CORPORATIONS
AND SPECIAL FRANCHISES**

ASSESSOR IN CHARGE CYRIL CORWIN

ASSESSES PROPERTY OF PUBLIC UTILITY CORPORATIONS, AND ALL IMPROVEMENTS ON TUNNELS, BRIDGES, ETC.

(PARCELS DESIGNATED BY IDENTIFICATION NUMBERS)

1 ASSESSOR IN CHARGE
3 ASSESSORS
6 ENGINEER - ASSESSORS
2 CIVIL ENG. DRAFTSMEN
1 JR. ASSESSOR
2 CLERKS
1 JR. CIVIL ENGINEER
16 EMPLOYEES

CHIEF ASSESSOR'S OFFICE
CHIEF ASSESSOR ANDREW J. CAPLIS

CHIEF ASSESSOR SUPERVISES ASSESSING IN ALL BOROUGHES. DIRECTS ALL CLERICAL AND ADMINISTRATIVE PROCEDURES. COORDINATES THE OPERATION OF BOROUGH AND BUREAU OFFICES. COMPILES CITY-WIDE CLERICAL RECORDS. MAINTAINS COLLABORATION WITH OTHER CITY AGENCIES AND WITH STATE TAX COMMISSION. PREPARES EXEMPTION APPLICATIONS FOR TAX COMMISSION.

1 CHIEF ASSESSOR
1 TECHNICAL ASS'T
1 JR. ASSESSOR
1 STENOGRAPHER
4 EMPLOYEES

REAL ESTATE BUREAU

ASSESSES ORDINARY REAL ESTATE (OF UTILITY CORPORATIONS) VALUES AND ASSESSMENT REVALUATION RECORDS FOR EACH

MANHATTAN
**COMMISSIONERS HERBERT M. ROSENBERG
JOSEPH A. KENNEDY**
ASSESSOR IN CHARGE JAMES J. DORMAN

92 COMMISSIONERS
1 ASSESSOR IN CHARGE
1 TECHNICAL ASS'T
21 ASSESSORS
15 JR. ASSESSORS
1 MESSENGER
2 STENOGRAPHERS
1 TYPIST
10 CLERKS
52 EMPLOYEES

THE BRONX
COMMISSIONER WILLIAM E. BOYLAND
ASSESSOR IN CHARGE JOSEPH E. BOYLSTON

91 COMMISSIONER
1 ASSESSOR IN CHARGE
1 TECHNICAL ASS'T
16 ASSESSORS
11 JR. ASSESSORS
1 MESSENGER
1 STENOGRAPHER
12 CLERKS
43 EMPLOYEES

COMMISSIONER

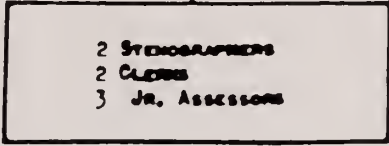
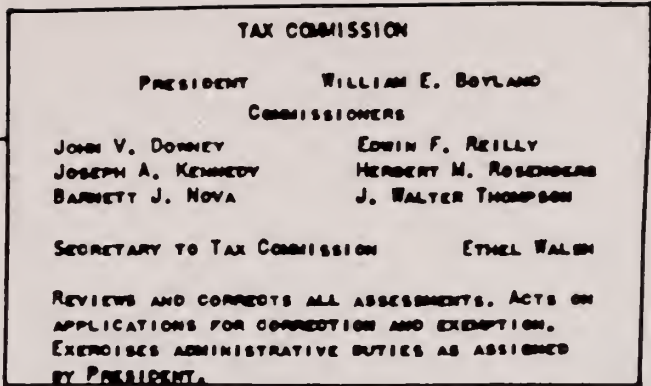
ASSESSOR IN CHARGE
92 COMMISSIONERS
1 ASSESSOR
2 TECHNICAL
47 ASSESSORS
21 JR. ASSESSORS
26 CLERKS
3 STENOGRAPHERS
100 EMPLOYEES

*-- SECONDARY FUNCTION - SHOWN IN PRIMARY FUNCTION AS MEMBERS OF THE TAX COMMISSION
**-- ADDITIONAL DUTY IN CHARGE OF CERTIORARI BUREAU

PERSONNEL
CITY OF NEW YORK

DEPARTMENT
OF

OF PROPERTY.
DEPARTMENT.
OF REVIEW
COMMISSIONERS.



DEPT.
OF

RESEARCH BUREAU
ASSESSOR IN CHARGE—HERBERT C. HOBBS, JR.

CONDUCTS STATISTICAL SURVEYS AND RESEARCH IN ASSESSMENT TECHNIQUES. GIVES ASSESSORS TECHNICAL DATA, RECORDS AND ANALYSES SALES, MORTGAGES AND LEASES. SEARCHES TITLES. FURNISHES SPECIAL SERVICES. PREPARES ANNUAL REPORTS, TABULATES RECORD AND FIELD BOOKS.

- | | |
|-----------|----------------------|
| 1 | ASSESSOR IN CHARGE |
| 2 | JR. ASSESSORS |
| 1 | STENOGRAPHER |
| 3 | SEARCHERS |
| 1 | STATISTICIAN |
| 5 | PHOTOGRAPHERS |
| 3 | KEY PUNCH OPERATORS |
| 10 | CLERKS |
| 2 | CIVIL ENG. DRAFTSMEN |
| <u>28</u> | EMPLOYEES |

CERTIORARI BUREAU
ASSESSOR IN CHARGE PATRICK J. DENNEHY**

ACCEPTS SERVICE OF WRITS OF CERTIORARI. PREPARES DATA FOR WRIT HEARINGS. MAINTAINS RECORDS OF DISPOSITION OF PROCEEDINGS. ASSISTS AT TRI-DEPARTMENTAL AND NOTES OF ISSUE HEARINGS.

- | | |
|-----------|-----------------------|
| 1 | ASSESSOR IN CHARGE ** |
| 1 | ADMINISTRATIVE ASST |
| 6 | CLERKS |
| 4 | JR. ASSESSORS |
| 2 | STENOGRAPHERS |
| <u>13</u> | EMPLOYEES |

CHIEF CLERK'S OFFICE
CHIEF CLERK SEYMOUR A. TEISS

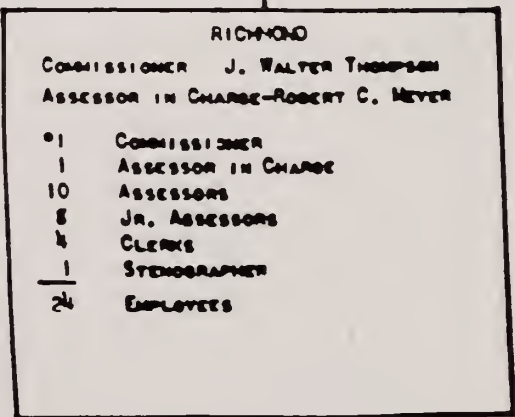
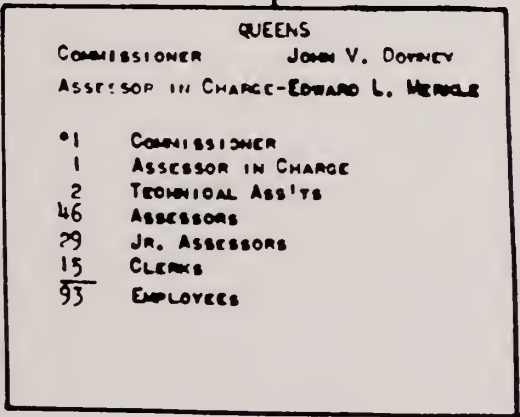
MAINTAINS PERSONNEL AND PAYROLL RECORDS. RECORDS REQUISITIONS AND COLLATES AND PREPARES BUDGET MATERIALS.

- | | |
|----------|----------------|
| 1 | SR. ACCOUNTANT |
| 1 | JR. ASSESSOR |
| 1 | CLERK |
| 1 | STENOGRAPHER |
| <u>4</u> | EMPLOYEES |

IN EACH BOROUGH

STATE OTHER THAN PROPERTIES
ANNUAL RECORDS OF ASSESSED
PROPERTY CARDS AND OTHER
REAL ESTATE. 312 EMPLOYEES

JOHN V. NOVA
EDWIN F. REILLY
ETHEL WALSHMAN



ASSESSED VALUATIONS

FOR

1950-51

CHANGES BY ASSESSORS

AND BY COMMISSIONERS

FOR

1950-51

ASSESSED VALUE OF ALL REAL ESTATE IN NEW YORK CITY FOR 1950-51

	MANHATTAN	THE BRONX	BROOKLYN	QUEENS	RICHMOND	TOTAL
Ordinary Real Estate						
Land	\$ 3,633,172,845	\$ 694,924,156	\$1,346,039,918	\$ 959,740,531	\$123,916,990	\$ 6,757,794,440
Improvements	3,517,124,255	1,242,387,550	2,417,770,725	1,875,761,390	183,693,215	9,236,737,135
Total	\$ 7,150,297,100	\$1,937,311,706	\$3,763,810,643	\$2,835,501,921	\$307,610,205	\$15,994,531,575
Real Estate of Utility Corporations						
Land	\$ 105,676,610	\$ 37,587,565	\$ 27,055,675	\$ 41,280,610	\$ 3,985,425	\$ 215,585,885
Improvements	704,419,490	221,635,085	285,342,400	201,164,030	24,709,550	1,437,270,555
Total	\$ 810,096,100	\$ 259,222,650	\$ 312,398,075	\$ 242,444,640	\$ 28,694,975	\$ 1,652,856,440
Special Franchises	330,848,200	104,362,752	163,702,140	138,695,364	11,141,904	748,750,360
Total Taxable Real Estate	\$ 8,291,241,400	\$2,300,897,108	\$4,239,910,858	\$3,216,641,925	\$347,447,084	\$18,396,138,375
Total Exempt Real Estate	3,197,922,431	658,231,610	1,548,540,168	734,560,072	191,149,945	6,330,404,226
Total All Real Estate	\$11,489,163,831	\$2,959,128,718	\$5,788,451,026	\$3,951,201,997	\$538,597,029	\$24,726,542,601

ASSESSED VALUE OF ALL REAL ESTATE FOR 1949/50 AND 1950/51 BY BOROUGH SHOWING AMOUNT OF INCREASE OR DECREASE

Borough	Ordinary Real Estate		Real Estate of Utility Corporations		Special Franchises	Total Taxable Real Estate	Exempt Real Estate	Total Value of all Real Estate
	Land	Total	Land	Total				
Manhattan								
1949-50.....	\$3,663,146,505	\$ 7,164,386,575	\$107,325,180	\$ 781,631,250	\$317,976,900	\$ 8,263,994,725	\$2,998,288,912	\$11,262,283,637
1950-51.....	3,633,172,845	7,150,297,100	105,676,610	810,096,100	330,848,200	8,291,241,400	3,197,922,431	11,489,163,831
	29,973,660(D)	14,089,475(D)	1,648,570(D)	28,464,850(I)	12,871,300(I)	27,246,675(I)	199,633,519(I)	226,880,194(I)
The Bronx								
1949-50.....	691,919,161	1,914,903,836	37,627,115	255,454,250	100,164,096	2,270,522,182	601,205,796	2,871,727,978
1950-51.....	694,924,156	1,937,311,706	37,587,565	259,222,650	104,362,752	2,300,897,108	658,231,610	2,959,128,718
	3,004,995(I)	22,407,870(I)	39,550(D)	3,768,400(I)	4,198,656(I)	30,374,926(I)	57,025,814(I)	87,400,740(I)
Brooklyn								
1949-50.....	1,344,723,977	3,740,800,623	26,879,825	301,952,325	158,712,274	4,201,465,222	1,443,264,159	5,644,729,381
1950-51.....	1,346,039,918	3,763,810,643	27,055,675	312,398,075	163,702,140	4,239,910,858	1,548,540,168	5,788,451,026
	1,315,941(I)	23,010,020(I)	175,850(I)	10,445,750(I)	4,989,866(I)	38,445,636(I)	105,276,009(I)	143,721,645(I)
Queens								
1949-50.....	937,706,021	2,680,310,376	41,408,370	225,698,790	130,313,460	3,036,322,626	680,758,469	3,717,081,095
1950-51.....	959,740,531	2,835,501,921	41,280,610	242,444,640	138,695,364	3,216,641,925	734,560,072	3,951,201,997
	22,034,510(I)	155,191,545(I)	127,760(D)	16,745,850(I)	8,381,904(I)	180,319,299(I)	53,801,603(I)	234,120,902(I)
Richmond								
1949-50.....	124,275,855	303,186,715	3,977,800	26,354,525	10,385,184	339,926,424	173,631,685	513,558,109
1950-51.....	123,916,990	307,610,205	3,985,425	28,694,975	11,141,904	347,447,084	191,149,945	538,597,029
	358,865(D)	4,423,490(I)	7,625(I)	2,340,450(I)	756,720(I)	7,520,660(I)	17,518,260(I)	25,038,920(I)
New York City								
1949-50.....	6,761,771,519	15,803,588,125	217,218,290	1,591,091,140	717,551,914	18,112,231,179	5,897,149,021	24,009,380,200
1950-51.....	6,757,794,440	15,994,531,575	215,585,885	1,652,856,440	748,750,360	18,396,138,375	6,330,404,226	24,726,542,601
	3,977,079(D)	190,943,450(I)	1,632,405(D)	61,765,300(I)	31,198,446(I)	283,907,196(I)	433,255,205(I)	717,162,401(I)

(I) Increase
(D) Decrease

ORDINARY REAL ESTATE (LAND AND IMPROVEMENTS)
Changes by Assessors
1950-51

Borough	Final Assessed Value 1949-50	Increase for Equalization	Increase for Alterations	Increase for New Bldgs.	Increase for Bldgs. Completed Since 1949-50	Increase for Restored Exemptions	Increase by Trans. from R.E. of U.C.	Restoration of State Housing Exemptions	Total Gross Increase
Manhattan	\$ 7,164,386,575	\$ 88,863,975	\$14,590,900	\$ 79,732,396	\$40,012,981	\$11,813,200	\$ 1,898,800	.....	\$236,912,252
The Bronx	1,914,903,836	19,783,287	1,947,200	62,360,017	9,105,450	1,672,100	123,600	.....	94,991,654
Brooklyn	3,740,800,623	18,895,477	7,017,125	54,373,231	8,144,931	1,923,075	250,900	.....	90,604,739
Queens	2,680,310,376	46,766,085	4,729,550	100,121,028	40,450,100	2,331,825	309,250	.....	194,707,838
Richmond	303,186,715	706,015	710,550	15,907,270	457,100	232,275	7,500	.....	18,020,710
Total	\$15,803,588,125	\$175,014,839	\$28,995,325	\$312,493,942	\$98,170,562	\$17,972,475	\$ 2,590,050	.....	\$635,237,193
Borough		Decrease for Equalization	Decrease for Demolition	Decrease by Transfer to R.E. of U.C.	Decrease Due to Acquis'n by City for Streets	Decrease for Exemptions by Tax Commission	Total Gross Decrease	1950-51 Tentative Record of Assessed Valuation	
Manhattan	\$49,427,708	\$4,233,850	\$493,200	\$ 909,500	\$124,954,419	\$180,018,677	\$ 7,221,280,150		
The Bronx	4,734,070	493,550	47,000	41,300	49,240,389	54,556,309	1,955,339,181		
Brooklyn	4,294,560	1,857,725	1,714,800	1,227,060	35,900,074	44,994,219	3,786,411,143		
Queens	2,298,710	647,075	3,525	160,095	24,536,138	27,645,543	2,847,372,671		
Richmond	275,345	86,400	8,100	2,550	11,124,300	11,496,695	309,710,730		
Total	\$61,030,393	\$7,318,600	\$2,266,625	\$2,340,505	\$245,755,320	\$318,711,443	\$16,120,113,875		

Key: R.E. of U.C. Real Estate of Utility Corporations.

ORDINARY REAL ESTATE (LAND AND IMPROVEMENTS)

Changes by Commissioners

1950-51

Borough	Tentative Value 1950-51	Increase by Notice	Increase by Transfer from R.E.U.C.	Reductions on Applications	Decrease for Incomplete Buildings in Progress	Decrease for Demolition	Decrease for Loss to Streets	Decrease for Transfer to R.E.U.C.	Net Decrease Excluding Exemptions
Manhattan.....	\$ 7,221,280,150	\$208,000	.....	\$47,616,000	\$ 7,625,000	\$ 6,500	.....	.....	\$55,039,500
The Bronx.....	1,955,339,181	39,000	.....	10,157,750	2,599,800	27,400	.....	.....	12,745,950
Brooklyn.....	3,786,411,143	137,325	.....	13,415,650	2,571,700	.....	.....	.....	15,850,025
Queens.....	2,847,372,671	67,650	.....	3,508,600	2,849,650	83,300	120,000	63,050	6,556,950
Richmond.....	309,710,730	.....	.....	614,325	611,300	.....	.....	.....	1,225,625
Total.....	\$16,120,113,875	\$451,975	.....	\$75,312,325	\$16,257,450	\$117,200	\$120,000	\$ 63,050	\$91,418,050

New Exemptions

Borough	Miscel- laneous	N. Y. City	N. Y. State	U. S. Gov't.	Housing Rede- velopment	N. Y. City Housing Auth.	Parsonage	Clergy	Pension	Tri-Boro Bridge & Tunnel Authority	Total Exemptions	Total Net Decrease	Final Value 1950-51
Manhattan	\$11,536,800	.....	.....	.....	1,564,000	\$299,500	\$ 17,000	\$ 3,000	\$ 23,250	\$2,500,000	\$15,943,550	\$ 70,983,050	\$ 7,150,297,100
The Bronx	3,127,500	569,050	.....	.....	1,180,000	.....	6,000	.....	398,975	.....	5,281,525	18,027,475	1,937,311,706
Brooklyn	3,341,450	2,029,000	.....	.....	.....	.....	46,950	21,000	1,312,075	.....	6,750,475	22,600,500	3,763,810,643
Queens	1,891,350	289,900	2,200	10,000	.....	.....	51,000	10,500	3,058,850	.....	5,313,800	11,870,750	2,835,501,921
Richmond	206,500	.....	.....	.....	.....	.....	15,000	2,100	651,300	.....	874,900	2,100,525	307,610,205
Total	\$20,103,600	\$2,887,950	\$2,200	\$10,000	\$2,744,000	\$299,500	\$135,950	\$36,600	\$5,444,450	\$2,500,000	\$34,164,250	\$125,582,300	\$15,994,531,575

REAL ESTATE OF UTILITY CORPORATIONS (LAND AND IMPROVEMENTS)

Changes by Assessors

1950-51

Borough	Final Assessed Value 1949-50	Increase for Equalization	Increase for Alteration	Inc. for New Structures, Machinery & Equipment	Increase for Bldgs. Completed since 1949-50	Increase for Restored Exemptions	Inc. for Transfer from O.R.E.	Increase for Restoration from Street Spec. Franchise	Total Gross Increase
Manhattan	\$ 781,631,250	\$2,887,070	\$35,166,100	\$ 76,300	.....	.....	\$ 493,200	.....	\$38,622,670
The Bronx	255,454,250	1,077,050	3,825,360	45,300	.....	673,200	47,000	.....	5,667,910
Brooklyn	301,952,325	347,050	10,994,400	8,871,450	.....	.....	1,714,800	29,200	21,956,900
Queens	225,698,790	1,146,325	18,247,000	8,400	.....	.....	3,525	.....	19,405,250
Richmond	26,354,525	85,375	3,502,150	56,900	.....	.....	8,100	.....	3,652,525
Total	\$1,591,091,140	\$5,542,870	\$71,735,010	\$9,058,350	.....	\$ 673,200	\$2,266,625	\$29,200	\$89,305,255

Borough	Decrease for Equalization	Decrease for Demolitions	Decrease for Transfer to O.R.E.	Decrease for Exemptions by Tax Commission	Decrease for Loss to Street	Total Gross Decrease	1950-51 Tentative Record of Assessed Valuations	Net Increase
Manhattan	\$3,315,320	\$2,236,000	\$1,898,800	\$ 879,700	.....	\$ 8,329,820	\$ 811,924,100	\$30,292,850
The Bronx	1,200,020	515,390	123,600	25,500	.....	1,864,510	259,257,650	3,803,400
Brooklyn	1,660,200	404,350	250,900	8,019,100	.....	10,334,550	313,574,675	11,622,350
Queens	264,200	2,044,100	309,250	99,200	.....	2,716,750	242,387,290	16,688,500
Richmond	382,475	867,500	7,500	.....	.....	1,257,475	28,749,575	2,395,050
Total	\$6,822,215	\$6,067,340	\$2,590,050	\$9,023,500	.....	\$24,503,105	\$1,655,893,290	\$64,802,150

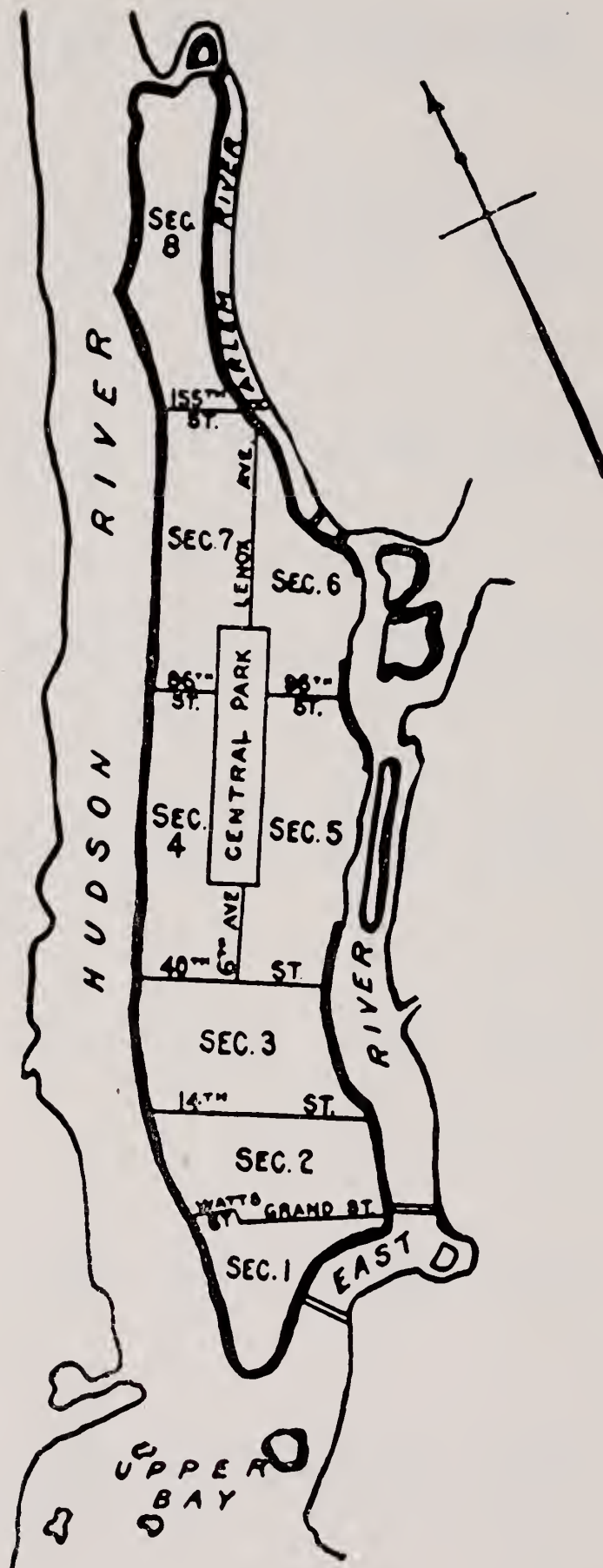
REAL ESTATE OF UTILITY CORPORATIONS (LAND AND IMPROVEMENTS)
Changes by Commissioners
1950-51

Borough	Tentative Value 1950-51	Increase for Transfer from Ord. Real Estate	Reductions on Applications	Decrease for Demolitions	New Buildings (Progress)	Decrease for Trsfr. to Real Estate Indicated by Parcel No.	New Exemptions (Misc.)	City of N. Y.	Net Decrease	Final value 1950-51
Manhattan	\$ 811,924,100	.....	1,806,000	.....	22,000	.....	.....	.....	\$1,828,000	\$ 810,096,100
The Bronx	259,257,650	.....	11,000	1,000	.....	.....	.....	.....	12,000	259,245,650
Brooklyn	313,574,675	.....	1,000,000	21,300	155,000	.....	300	.....	1,176,600	312,398,075
Queens	242,387,290	63,050	.....	5,700	.....	.....	.....	.....	57,350 (I)	242,444,640
Richmond	28,749,575	.....	54,600	.....	.....	.....	.....	.....	54,600	28,694,975
Total	\$1,655,893,290	\$ 63,050	\$2,871,600	\$28,000	\$177,000	.....	\$ 300	.....	\$3,013,850	\$1,652,879,440

(I) Increase

APPLICATIONS FOR CORRECTION 1950-51
Ordinary Real Estate

	1 & 2 FAMILY AND VACANT		MULTI-FAMILY		COMMERCIAL and INDUSTRIAL		ALL APPLICATIONS	
	No. Filed	Parcels Affected	No. Filed	Parcels Affected	No. Filed	Parcels Affected	No. Filed	Parcels Affected
MANHATTAN								
Hearings	974	1,036	6,867	7,407	5,855	6,350	13,696	14,793
Submitted	142	146	584	626	406	436	1,132	1,208
Total	1,116	1,182	7,451	8,033	6,261	6,786	14,828	16,001
THE BRONX								
Hearings	455	499	3,480	3,634	875	898	4,810	5,031
Submitted	238	247	289	299	58	59	585	605
Total	693	746	3,769	3,933	933	957	5,395	5,636
BROOKLYN								
Hearings	504	535	1,790	1,934	1,449	1,561	3,743	4,030
Submitted	190	206	166	175	83	83	439	464
Total	694	741	1,956	2,109	1,532	1,644	4,182	4,494
QUEENS								
Hearings	1,248	1,624	744	764	964	1,038	2,956	3,426
Submitted	853	921	93	96	118	125	1,064	1,142
Total	2,101	2,545	837	860	1,082	1,163	4,020	4,568
RICHMOND								
Hearings	156	293	12	17	38	43	206	353
Submitted	100	108	9	11	11	13	120	132
Total	256	401	21	28	49	56	326	485
NEW YORK CITY								
Hearings	3,337	3,987	12,893	13,756	9,181	9,890	25,411	27,633
Submitted	1,523	1,628	1,141	1,207	676	716	3,340	3,551
Total	4,860	5,615	14,034	14,963	9,857	10,606	28,751	31,184



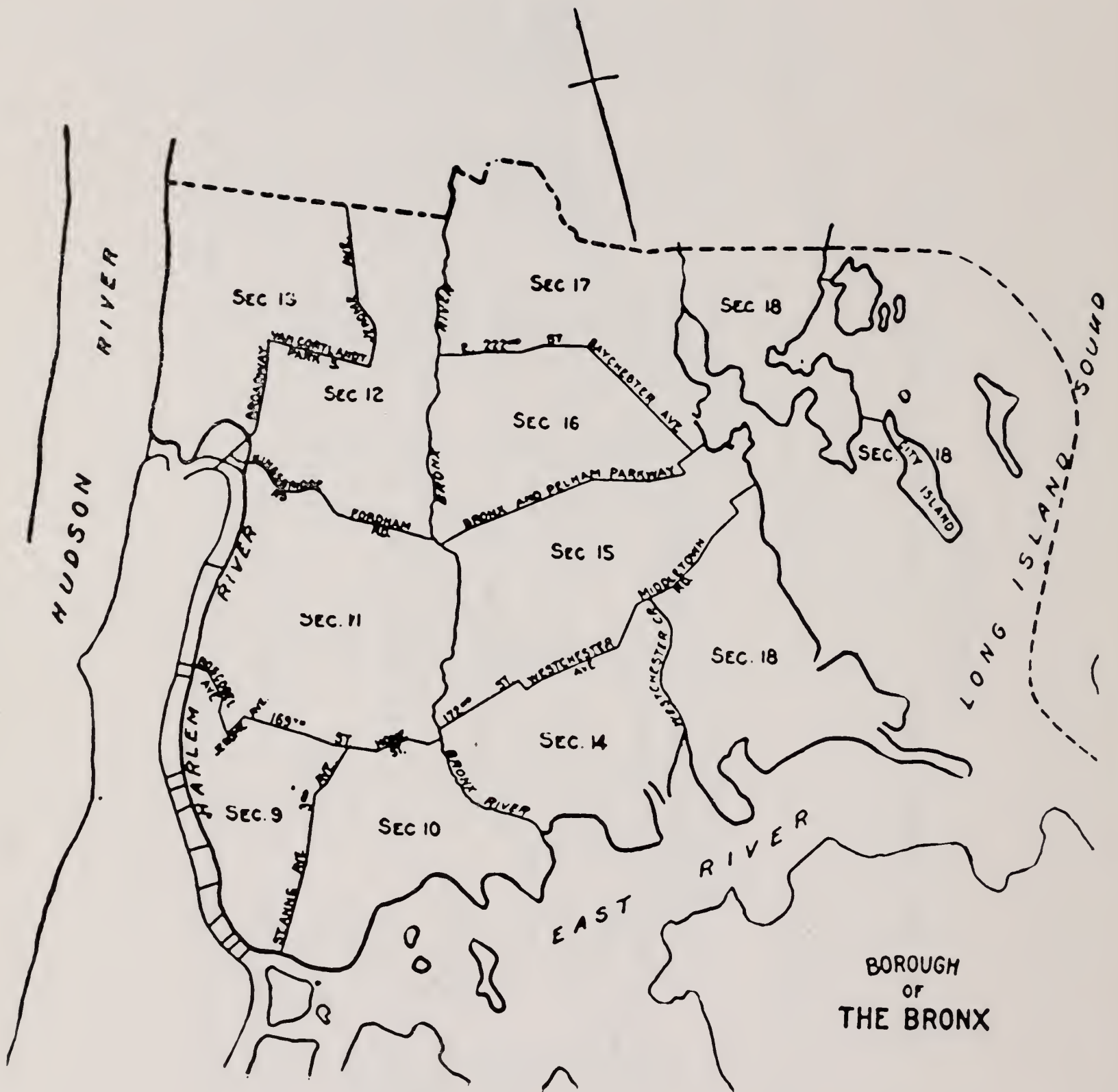
**BOROUGH
OF
MANHATTAN**

MANHATTAN

LAND AND IMPROVEMENT VALUES BY SECTIONS 1950-51

Section	1949-50			1950-51			Increase	
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements
1	\$ 537,764,450	\$ 436,780,450	\$ 974,544,900	\$ 533,948,650	\$ 440,651,350	\$ 974,600,000	\$ 3,815,800*	\$ 3,870,900
2	299,233,495	265,303,975	564,537,470	272,164,077	293,013,585	565,177,662	27,069,418*	27,709,610
3	664,762,000	762,290,350	1,427,052,350	663,055,025	739,191,850	1,402,246,875	1,706,975*	23,098,500*
4	651,603,665	532,568,470	1,184,172,135	648,342,152	522,772,325	1,171,114,477	3,261,513*	9,796,145*
5	1,086,279,100	950,690,225	2,036,969,325	1,095,329,325	972,760,725	2,068,090,050	9,050,225	22,070,500
6	98,937,045	93,311,875	192,248,920	97,839,286	92,473,975	190,313,261	1,097,759*	837,900*
7	207,078,220	263,899,325	470,977,545	206,186,050	263,716,145	469,902,195	892,170*	183,180*
8	117,488,530	196,395,400	313,883,930	116,308,280	192,544,300	308,852,580	1,180,250*	3,851,100*
Total	\$3,663,146,505	\$3,501,240,070	\$7,164,386,575	\$3,633,172,845	\$3,517,124,255	\$7,150,297,100	\$29,973,660*	\$15,884,185
R.E.U.C.	107,325,180	674,306,070	781,631,250	105,676,610	704,419,490	810,096,100	1,648,570*	30,113,420
Spec. Fran.	.....	317,976,900	317,976,900	.....	330,848,200	330,848,200	.....	12,871,300
Total	\$3,770,471,685	\$4,493,523,040	\$8,263,994,725	\$3,738,849,455	\$4,552,391,945	\$8,291,241,400	\$31,622,230*	\$58,868,905
								\$27,246,675

*Deacrese



THE BRONX
LAND AND IMPROVEMENT VALUES BY SECTIONS 1950-51

Section	1949-50			1950-51			Increase		
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
9	\$ 108,044,911	\$ 173,884,975	\$ 281,929,886	\$ 110,126,541	\$ 172,275,400	\$ 282,401,941	\$2,081,630	\$ 1,609,575*	\$ 472,055
10	82,274,595	141,976,050	224,250,645	82,365,000	140,958,900	223,323,900	90,405	1,017,150*	926,745*
11	217,418,255	380,851,050	598,269,305	217,781,580	384,462,250	602,243,830	363,325	3,611,200	3,974,525
12	65,272,205	134,484,275	199,756,480	66,062,855	137,581,625	203,644,480	790,650	3,097,350	3,888,000
13	27,668,500	41,502,575	69,171,075	27,888,800	45,911,625	73,800,425	220,300	4,409,050	4,629,350
14	32,480,090	55,346,740	87,826,830	32,694,040	56,166,140	88,860,180	213,950	819,400	1,033,350
15	63,513,445	140,941,310	204,454,755	63,641,120	143,893,985	207,535,105	127,675	2,952,675	3,080,350
16	41,333,485	65,304,565	106,638,050	39,871,775	68,723,990	108,595,765	1,461,710*	3,419,425	1,957,715
17	29,249,225	52,425,665	81,674,890	29,630,975	54,059,090	83,690,065	381,750	1,633,425	2,015,175
18	24,664,450	36,267,470	60,931,920	24,861,470	38,354,545	63,216,015	197,020	2,087,075	2,284,095
Total	\$ 691,919,161	\$ 1,222,984,675	\$ 1,914,903,836	\$ 694,924,156	\$ 1,242,387,550	\$ 1,937,311,706	\$3,004,995	\$19,402,875	\$22,407,870
R.E.U.C.	37,627,115	217,827,135	255,454,250	37,587,565	221,635,085	259,222,650	39,550*	3,807,950	3,768,400
Spec. Fran. ....	.....	100,164,096	100,164,096	.....	104,362,752	104,362,752	.....	4,198,656	4,198,656
Total	\$ 729,546,276	\$ 1,540,975,906	\$ 2,270,522,182	\$ 732,511,721	\$ 1,568,385,387	\$ 2,300,897,108	\$2,965,445	\$27,409,481	\$30,374,926

*Decrease

BROOKLYN

LAND AND IMPROVEMENT VALUES BY SECTIONS 1950-51

Section	1949-50			1950-51			Increase		
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
1	\$ 106,900,125	\$ 114,144,450	\$ 221,044,575	\$ 107,587,275	\$ 113,500,065	\$ 221,087,340	\$ 687,150	\$ 644,385*	\$ 42,765
2	43,412,645	59,193,520	102,606,165	43,579,745	57,641,870	101,221,615	167,100	1,551,650*	1,384,550*
3	68,199,785	108,486,580	176,686,365	67,776,985	109,332,505	177,109,490	422,800*	845,925	423,125
4	71,498,545	125,981,925	197,480,470	71,471,170	125,264,175	196,735,345	27,375*	717,750*	745,125*
5	75,659,800	150,702,125	226,361,925	75,449,950	149,961,175	225,411,125	209,850*	740,950*	950,800*
6	68,636,665	114,159,745	182,796,410	68,092,895	114,784,870	182,877,765	543,770*	625,125	81,355
7	61,990,845	99,932,250	161,923,095	61,363,370	98,890,025	160,253,395	627,475*	1,042,225*	1,669,700*
8	41,658,690	88,206,150	129,864,840	41,069,765	89,080,225	130,149,990	588,925*	874,075	285,150
9	35,938,195	57,218,500	93,156,695	35,834,395	57,844,200	93,678,595	103,800*	625,700	521,900
10	22,309,570	38,297,985	60,607,555	22,319,045	38,977,835	61,296,880	9,475	679,850	689,325
11	47,619,320	84,376,550	131,995,870	47,738,445	84,865,800	132,604,245	119,125	489,250	608,375
12	46,823,959	93,878,611	140,702,570	46,233,550	94,186,000	140,419,550	590,409*	307,389	283,020*
13	34,802,615	71,730,300	106,532,915	34,763,565	71,939,800	106,703,365	39,050*	209,500	170,450
14	10,615,955	14,419,175	25,035,130	10,344,140	14,395,500	24,739,640	271,815*	23,675*	295,490*
15	49,611,305	124,640,975	174,252,280	52,165,955	133,563,325	185,729,280	2,554,650	8,922,350	11,477,000
16	107,770,960	212,681,620	320,452,580	107,573,285	212,805,245	320,378,530	197,675*	123,625	74,050*
17	58,531,490	122,675,350	181,206,840	58,415,375	123,162,615	181,577,990	116,115*	487,265	371,150
18	74,102,130	133,060,195	207,162,325	74,094,895	134,646,180	208,741,075	7,235*	1,585,985	1,578,750
19	48,197,535	103,225,210	151,422,745	48,767,685	106,579,485	155,347,170	570,150	3,354,275	3,924,425
20	81,331,725	158,489,750	239,821,475	81,869,785	160,495,925	242,365,710	538,060	2,006,175	2,544,235
21	67,496,513	99,805,450	167,301,963	68,124,213	101,826,525	169,950,738	627,700	2,021,075	2,648,775
22	45,176,320	89,729,745	134,906,065	45,102,770	90,879,420	135,982,190	73,550*	1,149,675	1,076,125
23	47,608,295	90,130,400	137,738,695	47,610,870	91,635,300	139,246,170	2,575	1,504,900	1,507,475
24	17,205,880	21,344,195	38,550,075	17,041,680	21,771,970	38,813,650	164,200*	427,775	263,575
25	11,625,110	19,565,890	31,191,000	11,649,110	19,740,690	31,389,800	24,000	174,800	198,800
Total	\$1,344,723,977	\$2,396,076,646	\$3,740,800,623	\$1,346,039,918	\$2,417,770,725	\$3,763,810,643	\$1,315,941	\$21,694,079	\$23,010,020
R.E.U.C.	26,879,825	275,072,500	301,952,325	27,055,675	285,342,400	312,398,075	175,850	10,269,900	10,445,750
Spec. Fran. ....	.....	158,712,274	158,712,274	.....	163,702,140	163,702,140	.....	4,989,866	4,989,866
Total	\$1,371,603,802	\$2,829,861,420	\$4,201,465,222	\$1,373,095,593	\$2,866,815,265	\$4,239,910,858	\$1,491,791	\$36,953,845	\$38,445,636

*Decrease



QUEENS
LAND AND IMPROVEMENT VALUES BY SECTIONS 1950-51

Section	1949-50			1950-51			Increase		
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
1	\$ 12,975,800	\$ 19,123,125	\$ 32,098,925	\$ 13,056,000	\$ 19,432,725	\$ 32,488,725	\$ 80,200	\$ 309,600	\$ 389,800
2	36,098,075	79,883,100	115,981,175	36,344,575	84,098,100	120,442,675	246,500	4,215,000	4,461,500
3	20,064,650	31,330,000	51,394,650	19,716,050	32,678,200	52,394,250	348,600*	1,348,200	999,600
4	56,361,611	87,382,835	143,744,446	54,517,261	87,222,185	141,739,446	1,844,350*	160,650*	2,005,000*
5	7,758,415	14,872,425	22,630,840	7,466,915	15,252,200	22,719,115	291,500*	379,775	88,275
6	16,855,685	35,969,525	52,825,210	17,144,010	37,911,250	55,055,260	288,325	1,941,725	2,230,050
7	6,997,625	13,962,500	20,960,125	7,086,175	15,446,350	22,532,525	88,550	1,483,850	1,572,400
8	41,515,660	73,093,325	114,608,985	41,815,760	76,363,725	118,179,485	300,100	3,270,400	3,570,500
9	45,921,710	86,098,400	132,020,110	46,283,150	86,829,825	133,112,975	361,440	731,425	1,092,865
10	14,741,315	23,479,650	38,220,965	14,761,390	24,074,975	38,836,365	20,075	595,325	615,400
11	12,312,785	25,425,235	37,738,020	12,308,135	25,826,060	38,134,195	4,650*	400,825	396,175
12	24,762,285	45,757,825	70,520,110	26,812,885	58,425,450	85,238,335	2,050,600	12,667,625	14,718,225
13	11,679,950	28,299,085	39,979,035	11,745,275	28,606,035	40,351,310	65,325	306,950	372,275
14	10,175,250	19,839,700	30,014,950	10,758,165	21,100,200	31,858,365	582,915	1,260,500	1,843,415
15	8,533,980	25,844,995	34,378,975	8,588,140	26,896,560	35,484,700	54,160	1,051,565	1,105,725
16	20,257,125	50,141,140	70,398,265	20,839,550	54,665,890	75,505,440	582,425	4,524,750	5,107,175
17	30,275,910	62,045,575	92,321,485	31,137,785	64,859,900	95,997,685	861,875	2,814,325	3,676,200
18	28,131,835	58,830,835	86,962,670	28,406,685	58,931,260	87,337,945	274,850	100,425	375,275
19	12,325,585	23,442,400	35,767,985	12,294,975	23,595,735	35,890,710	30,610*	153,335	122,725
20	8,744,910	23,299,375	32,044,285	8,759,085	24,151,150	32,910,235	14,175	851,775	865,950
21	6,925,360	11,846,510	18,771,870	6,871,660	12,235,935	19,107,595	53,700*	389,425	335,725
22	4,430,410	5,098,750	9,529,160	4,608,610	5,389,000	9,997,610	178,200	290,250	468,450
23	7,070,840	12,715,475	19,786,315	7,364,715	13,752,900	21,117,615	293,875	1,037,425	1,331,300
24	11,160,795	20,557,410	31,718,205	11,368,345	21,397,760	32,766,105	207,550	840,350	1,047,900
25	37,963,190	41,813,655	79,776,845	38,843,425	44,351,145	83,194,570	880,235	2,537,490	3,417,725
26	17,856,200	33,551,870	51,408,070	17,972,400	34,847,795	52,820,195	116,200	1,295,925	1,412,125
27	5,936,870	14,011,115	19,947,985	6,042,745	15,223,125	21,265,870	105,875	1,212,010	1,317,885
28	3,024,645	2,409,450	5,434,095	3,058,320	4,090,975	7,149,295	33,675	1,681,525	1,715,200
29	13,507,945	25,071,565	38,579,510	13,260,470	28,746,665	42,507,135	252,525	3,675,100	3,927,625
30	9,200,725	25,689,025	34,889,750	9,478,900	27,665,225	37,144,125	278,175	1,976,200	2,254,375

*Decrease

QUEENS (continued)
LAND AND IMPROVEMENT VALUES BY SECTIONS 1950-51

Section	1949-50			1950-51			Increase		
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
31	\$ 13,138,390	\$ 36,496,535	\$ 49,634,925	\$ 14,563,890	\$ 42,639,935	\$ 57,203,825	\$ 1,425,500	\$ 6,143,400	\$ 7,568,900
32	12,065,280	40,465,345	52,530,625	16,142,040	51,473,335	67,615,375	4,076,760	11,007,990	15,084,750
33	7,518,470	15,714,965	23,233,435	8,073,245	18,824,515	26,897,760	554,775	3,109,550	3,664,325
34	5,384,245	8,309,175	13,693,420	7,496,945	26,257,575	33,754,520	2,112,700	17,948,400	20,061,100
35	3,661,235	7,600,685	11,261,920	3,823,135	9,037,710	12,860,845	161,900	1,437,025	1,598,925
36	8,670,445	14,889,150	23,559,595	8,726,030	15,462,075	24,188,105	55,585	572,925	628,510
37	4,627,115	7,361,375	11,988,490	6,750,300	18,712,325	25,462,625	2,123,185	11,350,950	13,474,135
38	6,817,000	17,762,300	24,579,300	7,790,525	21,699,925	29,490,450	973,525	3,937,625	4,911,150
39	23,835,830	47,531,150	71,366,980	23,831,265	47,856,365	71,687,630	4,565*	325,215	320,650
40	20,363,905	36,994,145	57,358,050	20,535,605	37,633,370	58,168,975	171,700	639,225	810,925
41	16,892,385	40,709,510	57,601,895	16,880,760	40,896,395	57,777,155	11,625*	186,885	175,260
42	30,972,175	31,177,900	62,150,075	31,069,975	32,792,975	63,862,950	97,800	1,615,075	1,712,875
43	32,397,000	31,988,600	64,385,600	33,177,550	34,108,175	67,285,725	780,550	2,119,575	2,900,125
44	19,794,560	24,768,025	44,562,585	19,806,760	25,046,050	44,852,810	12,200	278,025	290,225
45	22,190,950	32,036,600	54,227,550	22,378,200	32,798,425	55,176,625	187,250	761,825	949,075
46	7,594,720	17,618,525	25,213,245	8,063,320	20,342,525	28,405,845	468,600	2,724,000	3,192,600
47	10,760,315	27,436,435	38,196,750	11,502,940	28,934,410	40,437,350	742,625	1,497,975	2,240,600
48	9,888,730	36,932,315	46,821,045	10,002,505	37,866,265	47,868,770	113,775	933,950	1,047,725
49	7,208,580	26,653,175	33,861,755	7,564,720	27,739,055	35,303,775	356,140	1,085,880	1,442,020
50	7,775,670	10,810,375	18,586,045	7,766,585	10,980,650	18,747,235	9,085*	170,275	161,190
51	10,451,050	28,628,940	39,079,990	10,482,840	28,937,425	39,420,265	31,790	308,485	340,275
52	10,812,525	25,123,610	35,936,135	10,859,125	25,830,185	36,689,310	46,600	706,575	753,175
53	7,717,170	15,637,915	23,355,085	7,764,270	16,268,190	24,032,460	47,100	630,275	677,375
54	10,131,645	30,180,885	40,312,530	10,844,345	34,102,185	44,946,530	712,700	3,921,300	4,634,000
55	7,449,420	18,512,775	25,962,195	7,629,935	19,560,885	27,190,820	180,515	1,048,110	1,228,625
56	2,598,850	5,073,465	7,672,315	2,597,175	5,274,440	7,871,615	1,675*	200,975	199,300
57	3,166,745	4,966,130	8,132,875	3,156,170	5,295,455	8,451,625	10,575*	329,325	318,750
Ward 4	9,178,645	6,339,100	15,517,745	9,172,700	6,504,595	15,677,295	5,945*	165,495	150,550
Ward 5	61,075,830	73,999,375	135,075,205	62,076,120	78,817,675	140,893,795	1,000,290	4,818,300	5,818,590
Total	\$ 937,706,021	\$ 1,742,604,355	\$ 2,680,310,376	\$ 959,740,531	\$ 1,875,761,390	\$ 2,835,501,921	\$ 22,034,510	\$ 133,157,035	\$ 155,191,545
R.E.U.C.	41,408,370	184,290,420	225,698,790	41,280,610	201,164,030	242,444,640	127,760*	16,873,610	16,745,850
Spec. Fran.	.....	130,313,460	130,313,460	.....	138,695,364	138,695,364	.....	8,381,904	8,381,904
Total	\$ 979,114,391	\$ 2,057,208,235	\$ 3,036,322,626	\$ 1,001,021,141	\$ 2,215,620,784	\$ 3,216,641,925	\$ 21,906,750	\$ 158,412,549	\$ 180,319,299

*Decrease



RICHMOND
LAND AND IMPROVEMENT VALUES BY SECTIONS 1950-51

Ward	1949-50			1950-51			Increase Improve- ments	Total
	Land	Improvements	Total	Section	Land	Improvements		
1	\$ 32,023,510	\$ 61,217,050	\$ 93,240,560	1	\$ 22,732,225	\$ 39,356,000	\$	\$ 62,088,225
				2	9,203,145	23,203,050	\$	32,406,195
				3	\$ 31,935,370	\$ 62,559,050	\$	\$ 94,494,420
				4	\$ 12,607,425	\$ 20,667,750	\$	\$ 33,275,175
2	18,392,380	27,618,585	46,010,965		5,658,815	7,389,135	\$	13,047,950
				5	\$ 18,266,240	\$ 28,056,885	\$	\$ 46,323,125
				6	\$ 10,997,035	\$ 15,354,055	\$	\$ 26,351,090
				7	5,585,500	6,890,500		12,476,000
				8	2,209,320	3,151,600		5,360,920
				9	1,432,440	2,251,300		3,683,740
				10	1,135,495	555,975		1,691,470
				11	1,224,395	920,205		2,144,600
					1,113,825	1,010,600		2,124,425
					\$ 126,140*		438,300	312,160
3	23,761,485	29,708,950	53,470,435	12	\$ 23,698,010	\$ 30,134,235	\$	\$ 53,832,245
				13	\$ 5,728,275	\$ 10,073,500	\$	\$ 15,801,775
				14	1,861,770	3,365,025		5,226,795
				15	1,715,640	2,462,725		4,178,365
				16	2,721,750	4,688,550		7,410,300
				17	2,428,910	6,624,760		9,053,670
				18	2,210,575	2,532,850		4,743,425
				19	2,243,475	2,336,675		4,580,150
				20	3,015,800	5,020,300		8,036,100
				21	993,030	1,400,475		2,393,505
				22	1,446,275	802,350		2,248,625
				23	1,864,410	2,076,700		3,941,110
					3,312,885	3,433,100		6,745,985
4	29,696,605	42,690,200	72,386,805		29,542,795	44,817,010		74,359,805
					153,810*	2,126,810		1,973,000

RICHMOND (continued)
LAND AND IMPROVEMENT VALUES BY SECTIONS 1950-51

Ward	1949-50		Section	1950-51		Total	Increase	
	Land	Improvements		Land	Improvements		Land	Improvements
5	20,401,875	17,676,075	24	\$ 3,254,075	\$ 2,720,820	\$ 5,974,895		
Total	\$124,275,855	\$178,910,860	25	474,225	147,950	622,175		
R.E.U.C.	3,977,800	22,376,725	26	2,621,115	1,970,200	4,591,315		
Spec. Fran. ....	.....	10,385,184	27	3,246,935	2,399,800	5,646,735		
Total	\$128,253,655	\$211,672,769	28	2,333,450	2,420,385	4,753,835		
			29	1,931,850	1,998,725	3,930,575		
			30	1,253,735	672,095	1,925,830		
			31	1,464,200	1,033,450	2,497,650		
			32	3,894,990	4,762,610	8,657,600		
				\$ 20,474,575	\$ 18,126,035	\$ 38,600,610	72,700	449,960
				\$123,916,990	\$183,693,215	\$307,610,205	\$358,865*	\$4,782,355
				3,985,425	24,709,550	28,694,975	7,625	2,332,825
				.....	11,141,904	11,141,904	.....	756,720
Total	\$128,253,655	\$211,672,769		\$127,902,415	\$219,544,669	\$347,447,084	\$351,240*	\$7,871,900
								\$7,520,660

*Decrease

NUMBER OF APPLICATIONS FOR CORRECTION AND EXEMPTION 1950-51

Borough	Applications for Corrections					Applications for Exemptions					Total Number of Applications
	Hearings	Sub. Cases	Exemptions	Parsons	Clergy	Pensions	City of N. Y.	State of N. Y.	U. S. Gov't. N.Y.C. Housing	Redevelopment and R.E.U.C.	
Manhattan	13,696	1,132	150	5	2	13	1	...	...	109	15,119
The Bronx	4,810	585	76	—	—	350	33	...	...	42	5,897
Brooklyn	3,743	439	94	—	14	1,262	7	...	...	72	5,631
Queens	2,956	1,064	52	17	7	3,557	2	1	1	32	7,689
Richmond	206	120	18	5	2	813	...	...	...	11	1,175
Total	25,411	3,340	390	27	25	5,995	43	1	1	266	35,511

TAX RATE AND TAX LEVY 1950-51

Borough	1950-51 Rate Per \$100	Real Estate			Special Franchises	Total	1949-50 Rate Per \$100
		Ordinary	of Utility Corporations				
Manhattan	3.22	\$7,150,297,100	\$ 810,096,100		330,848,200	8,291,241,400	2.97
The Bronx	3.24	1,937,311,706	259,222,650		104,362,752	2,300,897,108	2.96
Brooklyn	3.24	3,763,810,643	312,398,075		163,702,140	4,239,910,858	3.00
Queens	3.27	2,835,501,921	242,444,640		138,695,364	3,216,641,925	3.02
Richmond	3.24	307,610,205	28,694,975		11,141,904	347,447,084	2.96
Total		\$15,994,531,575	\$1,652,856,440		\$748,750,360	\$18,396,138,375	

ASSESSED VALUATIONS
FROM
1925 TO 1950-1951

ORDINARY REAL ESTATE, LAND, 1925 TO 1950-1951

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.....	3,571,158,945	411,430,479	1,061,676,391	439,579,570	77,873,560	5,561,718,945
1926.....	3,749,159,930	432,043,014	1,234,517,520	564,187,955	88,723,320	6,068,631,739
1927.....	4,166,877,955	519,007,944	1,470,434,390	688,911,700	137,115,565	6,982,347,554
1928.....	4,438,318,085	601,616,529	1,569,040,085	776,772,380	143,810,030	7,529,557,109
1929.....	4,765,047,235	658,412,949	1,632,198,560	850,428,000	150,557,780	8,056,644,524
1930.....	5,238,909,135	689,670,166	1,723,780,785	926,560,025	152,868,740	8,731,788,851
1931.....	5,480,688,395	700,281,546	1,733,114,495	955,999,870	154,071,365	9,024,155,671
1932.....	5,451,442,615	704,996,176	1,718,473,005	982,390,100	153,258,365	9,010,560,261
1933.....	5,128,900,815	689,684,121	1,661,417,840	956,879,385	147,351,110	8,584,233,271
1934.....	4,544,389,672	644,572,536	1,568,668,795	897,133,648	135,928,190	7,790,692,841
1935.....	4,266,090,885	650,557,661	1,537,525,700	870,616,860	133,082,205	7,457,873,311
1936.....	4,188,565,585	645,733,506	1,504,052,440	846,727,906	128,704,725	7,130,856,097
1937.....	4,022,398,170	649,504,911	1,483,520,385	848,117,625	130,445,185	7,316,914,341
1938.....	3,956,168,445	654,227,766	1,470,128,215	867,679,961	128,066,850	7,076,271,237
First half 1939	3,952,196,070	658,045,286	1,467,996,190	369,329,020	127,742,675	7,075,309,241
1939-40	3,925,336,460	663,570,441	1,459,626,095	878,344,126	127,428,955	7,054,306,077
1940-41	3,835,010,335	661,572,136	1,437,774,741	872,615,096	126,702,020	6,933,674,328
1941-42	3,707,124,735	660,099,886	1,409,322,231	857,315,682	125,885,605	6,759,748,139
1942-43	3,633,095,085	656,624,361	1,380,799,591	847,122,257	124,750,550	6,642,391,844
1943-44	3,556,791,335	653,243,990	1,360,981,997	838,124,457	124,283,765	6,533,425,544
1944-45	3,456,992,525	650,439,356	1,329,813,227	834,062,922	123,265,015	6,394,573,045
1945-46	3,429,761,440	651,271,661	1,325,251,152	841,894,217	122,888,685	6,371,067,155
1946-47	3,416,779,940	653,531,826	1,317,530,707	847,681,722	122,725,160	6,358,249,355
1947-48	3,532,245,490	673,834,066	1,338,305,777	881,819,987	124,564,850	6,550,770,170
1948-49	3,590,376,045	685,065,891	1,344,661,392	906,689,231	124,406,415	6,651,198,974
1949-50	3,663,146,505	691,919,161	1,344,723,977	937,706,021	124,275,855	6,761,771,519
1950-51	3,633,172,845	694,924,156	1,346,039,918	959,740,531	123,916,990	6,757,794,440

ORDINARY REAL ESTATE, IMPROVEMENTS, 1925 TO 1950-1951

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.....	2,742,508,625	568,962,405	1,706,284,855	490,758,355	85,066,715	5,593,580,955
1926.....	2,976,901,050	658,744,038	1,837,654,705	574,125,535	93,952,525	6,141,377,853
1927.....	3,177,382,100	784,415,286	1,962,627,440	698,117,690	106,518,145	6,729,060,661
1928.....	3,470,297,560	939,519,516	2,131,189,930	812,258,475	116,265,455	7,469,530,936
1929.....	3,721,032,600	1,102,232,246	2,287,948,305	929,494,565	125,091,170	8,165,798,946
1930.....	3,854,092,700	1,181,768,581	2,352,962,135	995,121,680	132,571,270	8,516,516,366
1931.....	4,005,144,170	1,211,393,146	2,345,190,020	1,038,144,690	137,484,670	8,737,356,696
1932.....	4,145,862,550	1,322,856,270	2,598,665,786	1,278,879,820	167,888,730	9,514,153,156
1933.....	3,826,138,900	1,197,434,413	2,365,525,470	1,214,136,240	162,105,050	8,765,340,073
1934.....	3,625,388,500	1,130,093,155	2,212,982,595	1,152,473,532	150,753,695	8,271,691,477
1935.....	3,571,415,625	1,099,254,750	2,158,674,490	1,133,509,185	144,994,370	8,107,848,420
1936.....	3,321,783,425	985,836,850	2,012,872,625	1,091,556,870	139,664,795	7,551,714,565
1937.....	3,230,966,740	976,413,240	1,995,517,140	1,105,989,245	139,537,345	7,448,423,710
1938.....	3,220,414,090	976,898,220	1,985,020,810	1,140,702,065	141,503,855	7,464,539,040
First Half 1939	3,238,164,765	984,021,020	2,004,929,550	1,175,516,195	142,877,575	7,545,509,105
1939-40	3,197,737,865	978,328,960	1,998,456,495	1,186,469,250	143,297,405	7,504,289,975
1940-41	3,139,375,815	993,737,350	1,978,398,070	1,228,391,355	143,584,445	7,483,487,035
1941-42	3,079,776,015	1,024,639,965	1,955,840,150	1,258,947,955	145,075,790	7,464,279,875
1942-43	3,014,858,240	1,037,234,295	1,950,655,320	1,301,284,500	147,162,620	7,451,194,975
1943-44	2,941,473,115	1,034,565,146	1,954,532,615	1,313,639,265	149,859,670	7,394,069,811
1944-45	2,914,468,725	1,028,174,190	1,960,782,255	1,319,512,000	149,636,315	7,372,573,485
1945-46	2,970,276,500	1,030,232,090	1,967,716,140	1,327,961,670	151,328,140	7,447,514,540
1946-47	2,974,594,550	1,031,889,810	1,975,351,295	1,337,187,770	152,793,265	7,471,816,690
1947-48	3,228,445,650	1,137,578,860	2,225,456,256	1,529,240,420	171,237,695	8,291,958,881
1948-49	3,400,331,317	1,200,027,785	2,352,697,100	1,625,986,235	175,180,905	8,754,223,342
1949-50	3,501,240,070	1,222,984,675	2,396,076,646	1,742,604,355	178,910,860	9,041,816,606
1950-51	3,517,124,255	1,242,387,550	2,417,770,725	1,875,761,390	183,693,215	9,236,737,135

ORDINARY REAL ESTATE LAND AND IMPROVEMENTS, 1925 TO 1950-1951

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.....	6,313,667,570	980,392,884	2,767,961,246	930,337,925	162,940,275	11,155,299,900
1926.....	6,726,060,980	1,090,787,052	3,072,172,225	1,138,313,490	182,675,845	12,210,009,592
1927.....	7,344,260,055	1,303,423,230	3,433,061,830	1,387,029,390	243,633,710	13,711,408,215
1928.....	7,908,615,645	1,541,136,045	3,700,230,015	1,588,967,305	260,075,485	14,999,024,495
1929.....	8,486,079,985	1,760,645,195	3,920,146,865	1,779,922,565	275,648,950	16,222,443,470
1930.....	9,093,001,835	1,871,438,747	4,076,742,920	1,921,681,705	285,440,010	17,248,305,217
1931.....	9,485,832,565	1,911,674,692	4,078,304,515	1,994,144,560	291,556,035	17,761,512,367
1932.....	9,597,305,165	2,027,852,446	4,317,138,791	2,261,269,920	321,147,095	18,524,713,417
1933.....	8,955,039,715	1,887,118,534	4,026,943,310	2,171,015,625	309,456,160	17,349,573,344
1934.....	8,169,778,172	1,774,665,691	3,781,651,390	2,049,607,180	286,681,885	16,062,384,318
1935.....	7,837,506,510	1,749,812,411	3,696,200,190	2,004,126,045	278,076,575	15,565,721,731
1936.....	7,510,349,010	1,631,570,356	3,516,925,065	1,939,674,495	270,109,980	14,868,628,906
1937.....	7,253,364,910	1,625,918,151	3,479,037,525	1,952,717,151	268,242,070	14,579,279,807
1938.....	7,176,582,535	1,631,125,986	3,455,149,025	2,008,382,026	269,570,705	14,540,810,277
First Half 1939	7,190,360,835	1,642,066,306	3,472,925,740	2,044,845,215	270,620,250	14,620,818,346
1939-40	7,123,074,325	1,641,899,401	3,458,082,590	2,064,813,376	270,726,360	14,558,596,052
1940-41	6,974,386,150	1,655,309,486	3,416,172,811	2,101,006,451	270,286,465	14,417,161,363
1941-42	6,786,900,750	1,684,739,851	3,365,162,381	2,116,263,637	270,961,395	14,224,028,014
1942-43	6,647,953,325	1,693,858,656	3,331,454,911	2,148,406,757	271,913,170	14,093,586,819
1943-44	6,498,264,450	1,687,809,136	3,315,514,612	2,151,763,722	274,143,435	13,927,495,355
1944-45	6,371,461,250	1,678,613,546	3,290,595,482	2,153,574,922	272,901,330	13,767,146,530
1945-46	6,400,037,940	1,681,503,751	3,292,967,292	2,169,855,887	274,216,825	13,818,581,695
1946-47	6,391,374,490	1,685,421,636	3,292,882,002	2,184,869,492	275,518,425	13,830,066,045
1947-48	6,760,689,140	1,811,412,926	3,563,762,033	2,411,060,407	295,802,545	14,842,727,051
1948-49	6,990,707,362	1,885,093,676	3,697,358,492	2,532,675,466	299,587,320	15,405,422,316
1949-50	7,164,386,575	1,914,903,836	3,740,800,623	2,680,310,376	303,186,715	15,803,588,125
1950-51	7,150,297,100	1,937,311,706	3,763,810,643	2,835,501,921	307,610,205	15,994,531,575

REAL ESTATE OF UTILITY CORPORATIONS, LAND, 1925 TO 1950-1951

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.....	67,484,900	25,186,325	18,096,753	20,053,920	3,282,325	134,104,223
1926.....	71,716,950	25,787,935	21,312,475	22,075,850	3,577,365	144,670,575
1927.....	79,706,750	26,335,280	24,585,027	22,651,585	3,825,805	157,104,447
1928.....	87,569,850	26,422,005	26,699,614	23,410,360	3,915,760	168,017,589
1929.....	96,944,800	27,206,025	28,511,489	25,301,835	3,906,560	181,870,709
1930.....	107,208,825	28,092,675	30,776,229	26,491,775	3,897,060	196,466,564
1941.....	124,112,625	27,934,075	31,248,479	27,936,315	3,919,760	215,151,254
1932.....	122,376,625	27,967,875	31,492,026	28,404,465	3,917,785	214,158,776
1933.....	120,804,625	27,971,825	31,312,925	28,083,825	3,341,010	211,514,210
1934.....	119,622,025	27,808,975	32,775,045	26,735,275	3,361,835	210,303,155
1935.....	112,323,450	27,887,375	32,612,845	26,139,275	3,361,900	202,324,845
1936.....	132,141,250	34,509,120	43,452,295	34,645,975	3,634,300	248,382,940
1937.....	159,477,650	36,855,720	48,637,550	38,466,925	3,906,150	287,343,995
1938.....	162,294,500	38,800,520	50,432,120	39,402,500	3,843,300	294,763,940
First Half 1939	161,758,500	38,748,620	50,245,170	38,843,100	3,835,700	293,211,090
1939-40.....	156,896,100	37,956,045	48,538,610	38,059,425	3,780,350	285,230,530
1940-41.....	151,580,200	37,144,855	46,735,440	38,089,465	3,758,700	277,308,660
1941-42.....	143,045,200	35,525,605	31,324,950	37,150,845	3,645,350	250,691,950
1942-43.....	143,642,260	36,282,495	29,762,400	36,475,395	3,645,250	249,807,800
1943-44.....	143,625,960	36,127,595	29,414,900	36,365,570	3,638,450	249,172,475
1944-45.....	136,465,950	40,771,925	25,829,500	41,309,095	3,702,300	248,078,770
1945-46.....	136,916,810	40,479,450	25,216,575	41,453,045	3,722,950	247,788,830
1946-47.....	134,020,020	39,990,000	25,226,175	41,066,495	3,770,700	244,073,390
1947-48.....	109,050,150	39,035,650	27,169,625	40,343,445	3,907,850	219,506,720
1948-49.....	107,814,165	37,442,975	27,170,425	41,159,020	3,956,850	217,543,435
1949-50.....	107,325,180	37,627,115	26,879,825	41,408,370	3,977,800	217,218,290
1950-51.....	105,676,610	37,587,565	27,055,675	41,280,610	3,985,425	215,585,885

REAL ESTATE OF UTILITY CORPORATIONS, IMPROVEMENTS, 1925 to 1950-1951

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.....	72,062,200	28,621,725	30,625,747	24,545,230	2,131,375	157,986,277
1926.....	83,167,300	29,162,915	27,192,775	24,881,200	2,992,535	167,396,725
1927.....	82,644,300	29,130,870	27,743,523	25,115,915	2,819,295	167,453,903
1928.....	91,509,900	29,361,145	28,201,936	25,791,890	3,079,640	177,944,511
1929.....	100,746,450	30,136,925	28,620,361	26,591,515	7,610,040	193,705,291
1930.....	105,655,375	30,257,025	28,656,821	26,760,075	3,016,840	194,343,136
1931.....	110,679,825	30,896,625	30,936,071	28,628,635	3,014,140	203,155,296
1932.....	111,182,325	31,573,075	29,486,774	30,042,085	3,060,115	205,344,374
1933.....	106,301,975	31,400,625	28,902,875	29,346,125	2,805,790	198,757,390
1934.....	101,865,975	29,733,575	24,457,255	26,016,525	2,409,865	184,482,295
1935.....	103,637,250	29,251,175	24,303,605	25,066,525	2,341,800	184,600,355
1936.....	406,789,200	146,897,230	215,397,205	87,466,700	9,868,900	866,419,435
1937.....	519,619,750	162,514,780	229,714,050	99,529,850	14,212,500	1,025,590,930
1938.....	557,943,550	177,952,580	267,403,180	119,218,725	14,987,700	1,137,505,735
First Half 1939	565,753,250	179,261,480	270,503,530	119,584,625	15,020,900	1,150,123,785
1939-40.....	556,936,250	179,911,615	260,828,330	117,718,375	14,951,250	1,130,345,820
1940-41.....	599,447,650	183,812,955	264,664,280	127,377,185	15,440,850	1,190,742,920
1941-42.....	564,143,050	179,772,345	223,672,425	128,961,075	15,585,400	1,112,134,295
1942-43.....	574,620,950	171,801,800	219,706,380	134,903,525	15,390,090	1,116,422,745
1943-44.....	578,838,100	171,401,905	225,144,830	138,440,695	15,534,660	1,129,360,190
1944-45.....	568,655,150	170,759,250	225,699,430	138,527,195	15,743,050	1,119,384,075
1945-46.....	570,053,600	170,785,650	219,095,505	143,669,645	15,837,100	1,119,441,500
1946-47.....	566,805,830	175,677,000	222,580,875	143,141,595	15,549,850	1,123,755,150
1947-48.....	568,813,000	193,662,050	241,598,400	153,233,145	16,847,850	1,174,154,445
1948-49.....	618,932,285	202,410,375	257,757,650	165,931,720	21,018,425	1,266,050,455
1949-50.....	674,306,070	217,827,135	275,072,500	184,290,420	22,376,725	1,373,872,850
1950-51.....	704,419,490	221,635,085	285,342,400	201,164,030	24,709,550	1,437,270,555

REAL ESTATE OF UTILITY CORPORATIONS, LAND AND IMPROVEMENTS, 1925 to 1950-1951

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.....	139,547,100	53,808,050	48,722,500	44,599,150	5,413,700	292,090,500
1926.....	155,084,250	54,950,850	48,505,250	46,957,050	6,569,900	312,067,300
1927.....	162,351,050	55,466,150	52,328,550	47,767,500	6,645,100	324,558,350
1928.....	179,079,750	55,783,150	54,901,550	49,202,250	6,995,400	345,962,100
1929.....	197,691,250	57,342,950	57,131,850	51,893,350	11,516,600	375,576,000
1930.....	212,864,200	58,349,700	59,430,050	53,251,850	6,913,900	390,809,700
1931.....	234,792,450	58,830,700	61,184,550	56,564,950	6,933,900	418,306,550
1932.....	233,558,950	59,540,950	60,978,800	58,446,550	6,977,900	419,503,150
1933.....	227,106,600	59,372,450	60,215,800	57,429,950	6,146,800	410,271,600
1934.....	221,487,100	57,542,550	57,232,300	52,751,800	5,771,700	394,785,450
1935.....	215,960,700	57,138,550	56,916,450	51,205,800	5,703,700	386,925,200
1936.....	538,930,450	181,406,350	258,849,500	122,112,875	13,503,200	1,114,802,375
1937.....	679,097,400	199,370,500	278,351,600	137,996,775	18,118,650	1,312,934,925
1938.....	720,238,050	216,753,100	317,835,300	158,621,225	18,822,000	1,432,269,675
First Half 1939	727,511,750	218,010,100	320,528,700	158,427,725	18,856,600	1,443,334,875
1939-40.....	713,832,350	217,867,660	309,366,940	155,777,800	18,731,600	1,415,576,350
1940-41.....	751,027,850	220,957,810	311,399,720	165,466,650	19,199,550	1,468,051,580
1941-42.....	707,188,250	215,297,950	254,997,375	166,111,920	19,230,750	1,362,826,245
1942-43.....	718,263,210	208,084,295	249,468,780	171,378,920	19,035,340	1,366,230,545
1943-44.....	722,464,060	207,529,500	254,559,730	174,806,265	19,173,110	1,378,532,665
1944-45.....	705,121,100	211,531,175	251,528,930	179,836,290	19,445,350	1,367,462,845
1945-46.....	706,970,410	211,265,100	244,312,080	185,122,690	19,560,050	1,367,230,330
1946-47.....	700,825,850	215,667,000	247,807,050	184,208,090	19,320,550	1,367,828,540
1947-48.....	677,863,150	232,697,700	268,768,025	193,576,590	20,755,700	1,393,661,165
1948-49.....	726,746,450	239,853,350	284,928,075	207,090,740	24,975,275	1,483,593,890
1949-50.....	781,631,250	255,454,250	301,952,325	225,698,790	26,354,525	1,591,091,140
1950-51.....	810,096,100	259,222,650	312,398,075	242,444,640	28,694,975	1,652,856,440

SPECIAL FRANCHISES 1925 to 1950-1951
(Assessed Valuation Fixed by the State Board
of Tax Commissioners, Under Tax Law, Section 44*)

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.....	267,870,622	40,083,787	101,882,789	38,610,431	5,510,524	453,958,153
1926.....	273,398,728	43,506,281	110,179,292	42,405,823	6,013,819	475,503,943
1927.....	278,499,220	48,650,037	121,205,173	48,715,472	6,801,736	503,871,638
1928.....	272,464,771	49,868,087	118,169,890	53,153,136	7,006,420	500,662,304
1929.....	281,894,691	61,206,044	125,943,791	59,452,288	7,399,526	535,895,340
1930.....	287,529,574	67,788,352	136,219,566	64,839,747	8,036,616	564,413,855
1931.....	310,566,772	79,072,355	154,846,236	73,108,668	8,753,976	626,348,007
1932.....	323,712,538	88,306,833	171,213,407	79,170,120	10,295,964	672,698,862
1933.....	331,853,411	93,522,558	178,616,454	81,977,150	11,190,732	697,160,314
1934.....	332,894,794	94,065,598	177,766,629	86,013,708	11,316,060	692,056,789
1935.....	319,759,787	95,849,862	179,943,800	89,996,123	11,574,696	697,124,268
1936.....	316,285,984	95,884,781	178,623,388	92,842,274	11,697,840	695,334,267
1937.....	319,557,795	98,420,963	181,903,734	95,609,658	11,988,312	707,480,462
1938.....	297,661,854	90,667,856	180,684,101	96,876,463	11,327,568	677,217,842
First Half 1939	294,278,008	92,672,307	176,844,056	97,758,432	11,138,148	672,690,951
1939-40.....	292,267,624	94,225,131	171,232,056	97,985,490	10,750,236	666,460,537
1940-41.....	293,600,566	94,943,030	170,708,093	98,118,330	10,817,016	668,187,035
1941-42.....	285,240,020	92,478,477	143,450,839	103,898,619	11,215,012	636,282,967
1942-43.....	297,862,406	97,324,333	147,512,650	109,932,165	10,525,537	663,157,091
1943-44.....	321,850,600	102,914,208	154,577,409	115,607,835	10,245,984	705,196,036
1944-45.....	327,159,800	100,614,336	156,119,733	116,904,906	10,608,864	711,407,639
1945-46.....	328,083,700	100,744,032	159,842,950	117,755,949	10,739,040	717,165,671
1946-47.....	322,413,400	100,463,520	159,898,150	117,449,328	10,389,216	710,613,614
1947-48.....	316,049,500	100,329,216	156,996,637	118,273,308	10,428,576	702,077,237
1948-49.....	307,818,700	101,277,600	155,661,093	120,250,302	10,468,512	695,476,207
1949-50.....	317,976,900	100,164,096	158,712,274	130,313,460	10,385,184	717,551,914
1950-51.....	330,848,200	104,362,752	163,702,140	138,695,364	11,141,904	748,750,360

* The above values are the equalized values of Special Franchises and are derived by equalizing the full valuations at the rates of equalization set by the State Tax Commission. The average rate for New York City for 1950-51 is 97.58%.

AGGREGATE ASSESSED VALUE OF TAXABLE REAL ESTATE
IN THE CITY OF NEW YORK 1925 to 1950-1951

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.....	6,721,085,292	1,074,284,721	2,918,566,535	1,013,536,506	173,864,499	11,901,337,553
1926.....	7,154,543,958	1,189,244,183	3,230,856,767	1,227,676,363	195,259,564	12,997,580,835
1927.....	7,785,110,325	1,407,539,417	3,606,595,553	1,483,512,362	257,080,546	14,539,838,203
1928.....	8,360,160,166	1,646,787,282	3,873,301,455	1,691,322,691	274,059,805	15,845,631,399
1929.....	8,965,665,836	1,879,194,189	4,103,221,506	1,891,268,203	294,565,076	17,133,914,810
1930.....	9,593,395,609	1,997,576,799	4,272,392,536	2,039,773,302	300,390,526	18,203,528,772
1931.....	10,031,191,787	2,049,577,747	4,294,335,301	2,123,818,178	307,243,911	18,806,166,924
1932.....	10,154,576,653	2,175,700,229	4,549,330,998	2,398,886,590	338,420,959	19,616,915,429
1933.....	9,513,999,726	2,040,013,542	4,265,775,564	2,310,422,734	326,793,692	18,457,005,258
1934.....	8,714,160,066	1,926,273,839	4,016,650,319	2,188,372,688	303,769,645	17,149,226,557
1935.....	8,373,226,997	1,902,800,823	3,933,060,440	2,145,327,968	295,354,971	16,649,771,199
1936.....	8,365,565,444	1,908,861,487	3,954,397,953	2,154,629,644	295,311,020	16,678,765,548
1937.....	8,252,020,105	1,923,709,614	3,939,292,859	2,186,323,584	298,349,032	16,599,695,194
1938.....	8,194,482,439	1,938,546,942	3,953,668,426	2,263,879,714	299,720,273	16,650,297,794
First Half 1939	8,212,150,593	1,952,748,713	3,970,298,496	2,301,031,372	300,614,998	16,736,844,172
1939-40.....	8,129,174,299	1,953,992,192	3,938,681,586	2,318,576,666	300,208,196	16,640,632,939
1940-41.....	8,019,014,566	1,971,210,326	3,989,280,624	2,364,591,431	300,303,031	16,553,399,978
1941-42.....	7,779,329,020	1,992,516,278	3,763,610,595	2,386,274,176	301,407,157	16,223,137,226
1942-43.....	7,664,078,941	1,999,267,284	3,728,436,341	2,429,717,842	301,474,047	16,122,974,455
1943-44.....	7,542,579,110	1,998,252,844	3,724,651,751	2,442,177,822	303,562,529	16,011,224,056
1944-45.....	7,403,742,150	1,990,734,057	3,698,244,145	2,450,316,118	302,955,544	15,845,992,014
1945-46.....	7,435,092,050	1,993,512,883	3,697,122,322	2,472,734,526	304,515,915	15,902,977,696
1946-47.....	7,414,613,740	2,001,552,156	3,700,587,202	2,486,526,910	305,228,191	15,908,508,199
1947-48.....	7,754,601,790	2,144,439,842	3,989,526,695	2,722,910,305	326,986,821	16,938,465,453
1948-49.....	8,025,272,512	2,226,224,626	4,137,947,660	2,860,016,308	335,031,107	17,584,492,213
1949-50.....	8,263,994,725	2,270,522,182	4,201,465,222	3,036,322,626	339,926,424	18,112,231,179
1950-51.....	8,291,241,400	2,300,897,108	4,239,910,858	3,216,641,925	347,447,084	18,396,138,375

TAX RATE AND TAX LEVY ON REAL ESTATE IN NEW YORK CITY
1925 to 1950-1951

Year	Rate Basic	Manhattan	Bronx	Tax Rate per \$100 Brooklyn	Queens	Richmond	Total Tax Levied on Real Estate in New York City
1925.....	2.68	2.69	2.69	2.71	2.69	2.71	\$320,764,223.10
1926.....	2.68	2.71	2.71	2.74	2.73	2.74	353,507,662.36
1927.....	2.66	2.70	2.70	2.73	2.70	2.69	393,631,843.07
1928.....	2.66	2.73	2.71	2.74	2.76	2.73	433,153,268.82
1929.....	2.55	2.68	2.62	2.66	2.66	2.66	456,804,771.72
1930.....	2.53	2.70	2.62	2.65	2.68	2.71	487,383,058.29
1931.....	2.57	2.72	2.61	2.62	2.69	2.68	504,218,766.70
1932.....	2.59	2.68	2.65	2.67	2.74	2.72	526,200,360.91
1933.....	2.33	2.43	2.39	2.44	2.48	2.46	449,369,033.19
1934.....	2.56	2.72	2.71	2.81	2.83	2.80	472,531,483.35
1935.....	2.71	2.82	2.79	2.81	2.86	2.80	469,358,432.26
1936.....	2.65	2.70	2.72	2.72	2.79	2.73	453,527,010.86
1937.....	2.64	2.76	2.74	2.78	2.84	2.74	460,244,081.69
1938.....	2.80	2.93	2.92	2.94	3.04	2.95	490,605,416.70
First Half 1939..	1.39	1.45	1.43	1.44	1.49	1.44	242,786,948.44
1939-40	2.82	2.95	2.92	2.95	3.04	2.95	492,399,143.63
1940-41	2.84	2.98	2.96	2.99	3.15	2.99	494,834,073.03
1941-42	2.80	2.96	2.96	2.96	3.09	2.98	483,367,236.28
1942-43	2.79	2.98	2.98	2.97	3.14	3.00	483,711,801.72
1943-44	2.89	3.04	3.03	3.05	3.13	3.06	489,172,440.25
1944-45	2.74	2.91	2.89	2.93	2.93	2.90	461,919,561.61
1945-46	2.67	2.82	2.79	2.79	2.82	2.79	446,665,357.19
1946-47	2.70	2.86	2.79	2.82	2.86	2.79	451,888,300.61
1947-48	2.89	3.01	2.98	3.01	3.06	2.98	510,467,796.81
1948-49	2.89	2.97	2.96	3.00	3.04	2.97	525,280,161.13
1949-50	2.89	2.97	2.96	3.00	3.02	2.96	540,450,802.44
1950-51	3.08	3.22	3.24	3.24	3.27	3.24	595,341,556.69

TOTAL TAX LEVY ON REAL ESTATE
1925 to 1950-1951

Year	Ordinary Real Estate	Real Estate of Utility Corp.	Special Franchises	Total Levy
1925.....	\$300,663,209.47	\$7,868,061.52	\$12,232,952.11	\$320,764,223.10
1926.....	332,095,229.39	8,482,937.68	12,929,495.29	353,507,662.36
1927.....	371,213,518.47	8,778,109.45	13,640,215.15	393,631,843.07
1928.....	410,013,539.61	9,453,859.46	13,685,869.75	433,153,268.82
1929.....	432,511,136.94	10,006,922.67	14,286,712.11	456,804,771.72
1930.....	461,812,881.21	10,465,508.09	15,104,668.99	487,383,058.29
1931.....	476,217,064.71	11,232,296.76	16,769,405.23	504,218,766.70
1932.....	496,907,441.51	11,256,583.30	18,036,336.10	526,200,360.91
1933.....	422,420,808.55	9,982,431.45	16,965,793.19	449,369,033.19
1934.....	442,606,724.72	10,846,563.33	19,078,195.30	472,531,483.35
1935.....	438,804,795.46	10,907,798.97	19,645,837.83	469,358,432.26
1936.....	404,309,349.48	30,301,667.81	18,915,993.57	453,527,010.86
1937.....	404,267,261.18	36,359,573.84	19,617,246.67	460,244,081.69
1938.....	428,491,277.80	42,153,857.45	19,960,314.03	490,605,449.28
First Half 1939....	212,116,973.40	20,914,186.16	9,755,788.88	242,786,948.44
1939-40	430,844,296.95	41,834,342.00	19,720,504.68	492,399,143.63
1940-41	433,240,599.51	42,490,545.23	19,102,928.29	494,834,073.03
1941-42	423,836,501.35	40,559,448.46	18,971,286.47	483,367,236.28
1942-43	422,819,738.82	40,966,736.67	19,925,326.23	483,711,801.72
1943-44	425,559,962.39	42,073,256.20	21,549,221.66	489,172,440.25
1944-45	401,349,701.05	39,834,468.50	20,735,383.06	461,919,561.61
1945-46	388,109,329.28	38,413,354.08	20,142,673.83	446,665,357.19
1946-47	392,850,025.62	38,856,282.09	20,181,992.90	451,888,300.61
1947-48	447,339,409.72	41,969,953.32	21,158,433.77	510,467,796.81
1948-49	460,234,577.19	44,269,195.10	20,776,388.84	525,280,161.13
1949-50	471,607,134.36	47,430,661.06	21,413,007.02	540,450,802.44
1950-51	517,643,343.58	53,463,262.80	24,234,950.31	595,341,556.69

RECAPITULATION OF EXEMPT PROPERTY IN THE CITY OF NEW YORK

CLASS	MISCELLANEOUS	1950-51
1	Pensioners	\$ 32,915,015
2	Churches, Synagogues, Monasteries, Convents	364,594,935
3	Asylums & Homes	41,416,250
4	Hospitals, Infirmaries & Dispensaries	185,629,600
5	Religious, Social, Moral & Mental, Fire & Benevolent Association, etc.	129,557,650
6	Colleges, Schools, etc.	134,919,900
7	Cemeteries	79,631,416
8	Libraries (Other than City)	8,856,600
9	Parsonages	3,229,000
11	Clergy	524,300
12A	State Housing	3,636,000
12F	Foreign Government Properties by Treaty	765,000
12U	United Nations	14,900,000
	Total Miscellaneous Exemptions	<u>\$1,000,575,666</u>

UNITED STATES GOVERNMENT

50	Forts	\$ 51,990,000
51	Navy Yard	69,450,500
52	Post Office	60,292,500
53	Custom House	9,644,400
54	Quarantine	1,474,000
56	Lighthouses	1,905,000
57	Barge Office	500,000
58	Army Building	54,182,200
59	Assay Office	5,700,000
60	Treasury	7,250,600
61	U. S. Government Prison	330,000
62	U. S. Appraisers Stores	7,670,000
63	Government Land Under Water	87,000
64	Cemeteries	321,000
65	Hospitals	18,372,800
66	Government Lands and Buildings	50,445,900
	TOTAL	<u>\$ 339,615,900</u>

CLASS	STATE OF NEW YORK	
36	Armories & Arsenalns	\$ 5,910,000
37	Port of New York Authority	151,209,145
38	Hospitals	34,325,200
39	State Lands & Buildings ..	13,498,475
40	Public Works	47,300
41	Labor Department	285,000
	TOTAL	<u>\$205,275,120</u>

RECAPITULATION OF EXEMPT PROPERTY IN THE CITY OF NEW YORK (continued)

CLASS	CITY OF NEW YORK	1950-51
13	Bath Houses	\$ 3,295,000
14	Recreational Piers	8,280,705
15	Board of Education	510,376,650
16	Fire Department	15,607,300
17	Dep't. of Sanitation	23,072,575
18	Dep't. of Water Supply, Gas & Electricity	331,359,945
19	Dep't. of Marine & Aviation	304,222,500
20	Dep't. of Public Works (Formerly Plant & Structures)	179,087,710
20A	Triboro Bridge and Tunnel Auth.	125,275,660
21	Dept. of Correction	34,970,000
22	Dep't. of Welfare	45,062,500
23	Dept. of Parks	1,057,120,020
24	Armories	18,658,000
25	Dep't. of Health	6,739,500
26	Libraries (City)	43,287,300
27	Police Dep't	11,577,500
28	Sewerage System	220,829,610
29	Fire & Police Elec. System	14,618,700
30	Corporation Yards	2,862,900
30A	N. Y. City Housing Authority	329,100 (Park & Conduits)
31	Markets	20,098,000
32	Rapid Transit (Subway)	1,095,173,710
32A	Bd. of Transportation	410,000
33	Public Buildings & Places	126,664,825
34	Easements for Street Purposes	15,380,530
35	Dep't. of Hospitals	93,565,300
35A	Queens Midtown Tunnel (N. Y. C. Tunnel Authority)	2,510,000
	TOTAL	\$4,310,435,540

GOVERNMENT HOUSING

101	Federal-Aided Projects (WPA)	\$ 20,765,000
102	Federal-Aided Projects	78,239,000
103	Federal Emergency Housing	19,707,900
104	State-Aided Projects	157,709,440
105	State-Aided Projects (Rehab.)	1,226,000
106	City Program Part 1	18,460,000
107	City Program Part 2	37,985,675
108	City Program Part 3	52,136,325

TOTAL GOVERNMENT HOUSING \$ 386,229,340

109	Limited Dividend	20,217,000
110	Redevelopment Houses	68,055,600

GRAND TOTAL \$ 474,501,940

VALUATIONS OF EXEMPT REAL ESTATE BY BOROUGHES

Manhattan	\$3,197,922,431
The Bronx	658,231,610
Brooklyn	1,548,640,168
Queens	734,560,072
Richmond	191,149,945
TOTAL	\$6,330,404,226

STATE OF NEW YORK

STATE BOARD OF EQUALIZATION AND ASSESSMENT

STATE EQUALIZATION TABLE FOR THE YEAR 1950

COUNTIES	Assessed valuation of taxable real property 1949	Rate of assessment	Full valuation of taxable real property	Amount deducted from assessed value of taxable real property	Amount added to assessed value of taxable real property	Value of taxable real property equalization at average rate of assessment for State
1 Albany	\$ 373,023,466	86	\$ 433,748,216	.....	\$ 30,423,854	\$ 403,447,320
2 Alleghany	69,809,036	99	70,514,178	4,220,856	.....	65,588,180
3 Bronx	2,270,522,182	96	2,365,127,273	70,618,589	.....	2,199,903,593
4 Broome	225,946,217	87	259,708,295	.....	15,619,308	241,565,525
5 Cattaraugus	77,254,576	83	93,077,802	.....	9,320,973	86,575,549
6 Cayuga	88,163,524	96	91,837,004	2,742,093	.....	85,421,431
7 Chautauqua	163,166,907	78	209,188,342	.....	31,407,901	194,574,808
8 Chemung	81,594,574	63	129,515,197	.....	38,872,916	120,467,490
9 Chenango	34,224,805	85	40,264,476	.....	3,226,865	37,451,670
10 Clinton	27,321,049	54	50,594,535	.....	19,739,040	47,060,089
11 Columbia	40,839,212	52	78,536,946	.....	32,211,279	73,050,491
12 Cortland	44,148,844	94	46,966,855	463,012	.....	43,685,832
13 Delaware	40,973,863	82	49,968,126	.....	5,503,577	46,477,440
14 Dutchess	150,824,705	63	239,404,294	.....	71,855,221	222,679,926
15 Erie	1,424,725,277	92	1,548,614,432	.....	15,705,643	1,440,430,920
16 Essex	40,637,874	76	53,470,887	.....	9,097,630	49,735,504
17 Franklin	38,311,587	68	56,340,569	.....	14,093,128	52,404,715
18 Fulton	53,877,005	78	69,073,083	.....	10,370,752	64,247,757
19 Genesee	60,758,451	81	75,010,433	.....	9,011,884	69,770,335
20 Greene	20,949,843	54	38,796,006	.....	15,135,941	36,085,784
21 Hamilton	13,638,146	57	23,926,572	.....	8,616,957	22,255,103
22 Herkimer	79,575,895	75	106,101,193	.....	19,113,253	98,689,148
23 Jefferson	102,666,151	90	114,073,501	.....	3,438,374	106,104,525
24 Kings	4,201,465,222	98	4,287,209,410	213,752,808	.....	3,987,712,414
25 Lewis	22,223,358	71	31,300,504	.....	6,890,547	29,113,905
26 Livingston	55,045,916	92	59,832,517	.....	606,805	55,652,721
27 Madison	39,641,841	79	50,179,546	.....	7,032,249	46,674,090
28 Monroe	783,478,315	92	851,606,864	.....	8,636,774	792,115,089
29 Montgomery	49,904,060	64	77,975,094	.....	22,623,829	72,527,889
30 Nassau	1,336,592,907	100	1,336,592,907	93,372,057	.....	1,243,220,850
31 New York	8,263,994,725	100	8,263,994,725	577,308,305	.....	7,686,686,420
32 Niagara	305,783,757	87	351,475,583	.....	21,138,353	326,922,110
33 Oneida	249,518,078	87	286,802,389	.....	17,248,795	266,766,873
34 Onondaga	475,107,556	91	522,096,215	.....	10,515,925	485,623,481
35 Ontario	88,052,595	87	101,209,879	.....	6,086,938	94,139,533
36 Orange	197,337,073	88	224,246,674	.....	11,244,118	208,581,191
37 Orleans	36,706,240	94	39,049,191	384,958	.....	36,321,282
38 Oswego	67,011,967	74	90,556,712	.....	17,218,611	84,230,578
39 Otsego	53,810,811	82	65,622,940	.....	7,227,824	61,038,635
40 Putnam	40,127,154	70	57,324,506	.....	13,192,762	53,319,916
41 Queens	3,036,322,626	93	3,264,863,039	.....	462,757	3,036,785,383
42 Rensselaer	129,352,949	82	157,747,499	.....	17,374,584	146,727,533
43 Richmond	339,926,424	96	354,090,025	10,572,513	.....	329,353,911
44 Rockland	71,492,139	56	127,664,534	.....	47,253,973	118,746,112
45 St. Lawrence ..	89,038,242	79	112,706,635	.....	15,794,903	104,833,145
46 Saratoga	80,696,877	67	120,443,100	.....	31,332,277	112,029,154
47 Schenectady	229,274,367	84	272,945,675	.....	24,603,798	253,878,165
48 Schoharie	20,168,607	75	26,891,476	.....	4,844,277	25,012,884
49 Schuyler	12,688,857	82	15,474,216	.....	1,704,357	14,393,214
50 Seneca	23,393,256	68	34,401,847	.....	8,605,338	31,998,594
51 Steuben	70,961,507	71	99,945,785	.....	22,002,239	92,963,746
52 Suffolk	368,410,949	64	575,642,108	.....	167,017,802	535,428,751
53 Sullivan	84,261,858	80	105,327,323	.....	13,707,481	97,969,339
54 Tioga	28,887,608	97	29,781,039	1,187,021	.....	27,700,587
55 Tompkins	70,729,274	95	74,451,867	1,478,485	.....	69,250,789
56 Ulster	90,144,122	40	225,360,305	.....	119,472,904	209,617,026
57 Warren	72,799,897	86	84,651,043	.....	5,937,571	78,737,468
58 Washington	41,455,549	81	51,179,690	.....	6,148,817	47,604,366
59 Wayne	58,677,666	82	71,558,129	.....	7,881,537	66,559,203
60 Westchester	1,630,471,400	95	1,716,285,684	34,082,450	.....	1,596,388,950
61 Wyoming	36,975,553	96	38,516,201	1,150,027	.....	35,825,526
62 Yates	21,264,650	76	27,979,803	.....	4,760,533	26,025,183
Total	\$28,396,149,141		\$30,528,840,894	\$1,011,333,174	\$1,011,333,174	\$28,396,149,141

Average rate of equalization for State, 93.01417384 + per cent

RECAPITULATION OF BUILDING CLASSIFICATION FOR 1949-1950*

MANHATTAN				THE BRONX				BROOKLYN			
Building Classification	No. of Buildings	Land	Total	No. of Buildings	Land	Total	No. of Buildings	Land	Total		
A One-Family Dwellings	6,421	\$ 126,256,475	\$ 184,474,800	22,857	\$ 70,532,750	\$ 173,151,780	88,641	\$ 243,575,470	\$ 635,442,053		
B Two-Family Dwellings	1,581	21,856,555	32,783,770	20,400	69,730,490	188,582,960	96,039	294,602,370	841,960,185		
C Walk-Up Apts.	37,741	716,535,660	1,275,619,580	18,534	194,493,700	717,563,340	65,210	286,077,293	995,884,490		
D Elevator Apts.	3,752	574,497,910	1,576,135,360	1,549	77,128,170	410,219,925	1,573	78,526,605	396,995,880		
E Warehouses	824	32,506,220	73,532,760	190	3,898,665	13,520,510	945	13,136,965	33,574,235		
F Factories	1,077	59,413,165	135,385,830	863	13,025,120	38,337,560	4,731	49,921,885	163,461,285		
G Garages	2,459	83,673,065	138,672,270	2,375	27,040,275	49,986,060	4,921	47,342,350	93,032,311		
H Hotels	422	148,591,815	342,727,510	7	739,365	2,188,720	47	3,045,515	13,383,921		
J Theatres	235	70,774,010	114,463,380	99	11,398,655	23,186,560	227	16,071,570	42,409,665		
K Store Bldgs.	1,726	257,979,510	354,520,430	2,547	100,076,580	142,162,475	3,191	96,472,720	154,772,505		
L Loft Bldgs.	7,372	543,977,755	1,022,710,850	50	1,445,350	3,674,450	655	14,311,875	45,903,355		
O Office Bldgs.	1,254	788,489,385	1,583,263,060	71	6,057,030	14,525,745	213	19,876,715	54,764,530		
S Misc. Bldgs.	2,419	155,244,850	246,746,845	2,439	27,640,890	49,091,630	6,221	95,217,744	182,671,305		
TOTAL ALL BLDGS.	67,283	\$3,579,796,375	\$7,081,036,445	71,981	\$ 603,207,040	\$1,826,191,715	272,614	\$1,258,179,077	\$3,654,255,723		
V Vacant Land (Parcels)	(2,935)	83,350,130	83,350,130	(24,202)	88,712,121	88,712,121	(28,399)	86,544,900	86,544,900		
GRAND TOTAL		\$3,663,146,505	\$7,164,386,575		\$ 691,919,161	\$1,914,903,836		\$1,344,723,997	\$3,740,800,623		
QUEENS				RICHMOND				CITY-WIDE			
Building Classification	No. of Buildings	Land	Total	No. of Buildings	Land	Total	No. of Buildings	Land	Total		
A One-Family Dwellings	155,225	\$ 271,675,120	\$ 956,529,965	29,543	\$ 41,306,545	\$ 143,345,095	302,687	\$ 753,346,360	\$2,092,943,693		
B Two-Family Dwellings	62,515	144,906,215	505,477,170	7,923	12,662,490	53,163,495	188,458	543,758,120	1,621,967,580		
C Walk-Up Apts.	15,122	81,709,665	328,989,580	600	1,976,750	8,152,125	137,207	1,280,793,068	3,326,209,115		
D Elevator Apts.	915	48,435,640	254,864,760	12	293,500	2,674,000	7,801	778,881,825	2,640,889,925		
E Warehouses	292	6,085,085	21,099,970	107	1,546,050	3,190,950	2,358	57,172,985	144,918,425		
F Factories	1,940	39,564,670	126,262,705	561	4,363,145	16,944,020	9,172	166,287,985	480,391,400		
G Garages	2,515	25,563,165	47,157,115	358	1,639,700	3,546,680	12,628	185,258,555	332,394,440		
H Hotels	35	723,420	1,962,840	16	89,700	242,600	527	106,737,270	360,505,590		
J Theatres	102	8,023,085	20,211,930	14	469,950	1,808,900	677	202,080,435	202,080,435		
K Store Bldgs.	3,132	92,478,200	147,448,905	747	4,736,850	9,249,690	11,393	551,743,860	808,154,005		
L Loft Bldgs.	28	823,645	3,618,980	15	88,500	303,200	8,120	560,647,125	1,076,210,835		
O Office Bldgs.	155	10,828,500	21,003,965	47	928,050	2,632,800	1,740	826,179,680	1,676,190,100		
S Misc. Bldgs.	10,610	51,212,655	90,005,535	1,347	5,320,990	9,079,525	23,036	334,637,129	577,594,840		
TOTAL ALL BLDGS.	252,636	\$ 782,029,065	\$2,524,633,420	41,290	\$ 75,422,220	\$254,333,080	705,804	\$6,298,633,777	\$15,340,450,383		
V Vacant Land (Parcels)	(56,695)	155,676,956	155,676,956	(41,455)	48,853,635	48,853,635	(153,686)	463,137,742	463,137,742		
GRAND TOTAL		\$ 937,706,021	\$2,680,310,376		124,275,855	303,186,715		\$6,761,771,519	\$15,803,588,125		
*Recapitulation of Building Classification computed bi-annually											

*Recapitulation of Building Classification computed bi-annually

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RETIRED FROM ACTIVE SERVICE

LOUIS C. JOHANNSEN—AssessorNovember 1, 1949
ASHER LIPMAN—SurveyorNovember 16, 1949
WALTER A. MUNGEER—AssessorDecember 1, 1949

IN MEMORIAM

PETER J. CHIOFALO—Jr. AssessorNovember 11, 1949
WILLIAM P. GOVER—ClerkJanuary 3, 1950
WILLIAM A. MORIARTY—Jr. Assessor.....May 3, 1950

